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PAPER
ON THE MORE SPEEDY AND ECONOMICAL
SETTLEMENT OF THE FOREST LANDS
IN THE
DISTRICT OF QUEBEC,
With a detailed Plan of the Method proposed
to effect that object, illustrated by
IX TABLES.

Dedicated to HIS EXCELLENCY SIR JAMES KEMPT, G.C.B. & K, G.H.,
GOVERNOR GENERAL OF BRITISH NORTH AMERICA, &c. &c. &c.

BY A LAND HOLDER.

QUEBEC :

PRINTED FOR THE AUTHOR; BY FRS. LEMAITRE, STAR OFFICE.

1829.

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TO HIS EXCELLENCY SIR JAMES KEMPT,
*Knight Grand Cross of the Most Honorable Military Order of
the Bath, Lieutenant General and Commander in Chief of all
His Majesty's Forces in the Provinces of Lower Canada, Upper
Canada, Nova Scotia, New Brunswick, Prince Edward
Island, Newfoundland and their several dependancies, and
Administrating the Government of the Province of Lower
Canada, &c. &c. &c.*

THIS little Essay, upon one of the most important objects connected with the exalted situation which His EXCELLENCY, as the representative of OUR MOST GRACIOUS SOVEREIGN, fills with so much Honor to himself, and advantage to Canada,

Is—respectfully DEDICATED

By His EXCELLENCY'S

obedient and

very humble Servant,

THE AUTHOR.

Quebec, October, 1829.

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On the more speedy and economical Settlement of the FOREST LANDS in the DISTRICT OF QUEBEC.

To which is added a PLAN in detail of the method proposed to effect that object.

Read before the Society for the encouragement of Arts and Sciences in Canada, 16th December, 1828.

PART THE FIRST.

PRELIMINARY OBSERVATIONS.

The subject under consideration has been so often and so ably discussed of late, on both sides of the Atlantic, that to offer any remarks as to its vast importance to the empire generally or to the Canadas more particularly would be, to say the least, quite superfluous under the pen of an able writer; in the present instance perhaps impertinent.

But although the expediency of augmenting the commercial importance of the Colonies by increasing and extending their population, and consequently their agricultural and exchangeable wealth, may be considered as very generally admitted, the best and most economical mode, or to speak more correctly, the *least expensive* means, of attaining these very desirable ends remain still open to discussion; while the all important consideration of the political effects likely to result from the moral habits, religion, political or party feelings and national prejudices of the various classes of emigrants, who have sought an establishment in these Provinces, has been suffered to pass almost unnoticed.

On subjects of such importance to the present advantage as well as the future welfare of the Colony, the humblest individual, having chosen it for his future residence, may be permitted to offer a respectful opinion on measures involving his dearest interests; of this privilege I propose to avail myself, however unqualified and unaccustomed to appear before the public; the fruits of some practical knowledge, much labour, and many years residence in the country may perhaps be acceptable, and I trust will be found useful to those I intend should benefit by this little essay: if the information imparted is of any value, the language it may be conveyed in, will claim the indulgence I now solicit.

As the main object of this paper is to lay before the public a plan for the more speedy and economical settlement of the waste lands in the District of Quebec, I shall confine these preliminary observations to what I conceive requisite to elucidate the proposals to be submitted, prefaced by a few brief hints on the subjects before alluded to.

After the conclusion of the struggle which terminated in the independence of the United States, the British Government hastened to provide by donations of waste lands in its remaining North American Provinces a reward for those faithful and loyal subjects, who by resisting the dismemberment of the empire had forfeited their possessions in the revolted colonies; from this source of population we may date the earliest settlements in New Brunswick, Upper Canada, and the Townships in the Lower Province, costing in the last case nothing to Government, in many instances not even the expense of surveying the dreary wastes assigned to these hardy sons of unyielding principle, it has proved the cheapest as well as by far the most efficacious source of colonization that these provinces have hitherto reaped the benefit of.

But if these advantages have not been balanced, they have at all events been lessened and in their results productive of consequences of some magnitude with a view to the future condition of the

Canadas as an appendage to Great Britain, by the establishment of a population in its most valuable province divided in religion, language and laws—not sympathizing with each other, and by introducing in the ostensible character of relatives, friends, followers or neighbours of the loyalists, another class of persons from the same country, professing and practising political doctrines diametrically opposed to those whose good fortune they have been anxious to participate in.

Until the period of the general peace in 1815, with the exception of a few companies of disbanded German soldiers, and the Highland settlement in Glen-gary, agricultural emigration to the Canadas was restricted almost wholly to natives of the United States; who, whatever may be said about their political opinions, have very justly been considered as the most valuable class of settlers in a new country. But in granting that they possess all the enterprise, perseverance, industry and skill that has profusely and exclusively been allowed to them by the most competent judges of agricultural labours in new settlements, yet I may be permitted from experience and personal observation to contradict the ill-founded prejudice that the native Canadians are deficient in these qualifications. Without descending to particulars, it may be sufficient to observe, that the difference of climate, and the kind of non-intercourse decreed by nature itself between Canada and the other parts of the world for more than one half of the year, in consequence of the closing of the St. Lawrence during the winter months, ought of itself sufficiently to account for the apparent backwardness of progressive improvement in Lower Canada compared with its more favored neighbours, so hastily and unjustly attributed to the absence of enterprise and industry in the native population. Whatever may be the real difference in agricultural proficiency between the two races of people, it cannot competently be decided until more frequent opportunities of contrasting their labours, in similar situations exist. The difference of origin, language, laws and religion, must long oppose a barrier to amalgamation; while the Americans have spread themselves over the fertile districts adjacent to their former country; by the establishment of socage tenure over the whole of the unconceded lands in Lower Canada, the Canadians have been hemmed in within the narrow limits of the ancient seigniories, separated and cut off from all communication with the new settlements by immense forests. Hence the impossibility of forming any correct estimate of the relative degree of agricultural proficiency respectively attained. To ascertain this point fairly, it would be requisite to place Americans in the mountainous and stony portions of the lower districts, and there compare their progress with that of the primitive colonists.

The agricultural and manufacturing distress consequent upon the close of a long and most expensive war, together with the unhappy disputes in Ireland has of late years been the causes to which the British Colonies are indebted for another, tide of emigration opened to the overflowing and starving population of the metropolis; if the facilities of emigration were equal between the united kingdom and the American States relatively to these Provinces they would speedily be densely inhabited.

In an agricultural point of view it must be admitted that the emigrants from Europe consisting principally of artisans and common labourers cannot be compared with the natives of the United States; what the political result may be, time alone can unfold. Some persons shutting their eyes upon the

example of other Colonies will argue that a population of British origin wherever planted, will always retain British prejudices and British predilections towards the land of their forefathers; while their antagonists maintain that the grand majority of emigrants from the British Islands consist of poor and discontented persons—and that experience daily manifests that habits of affection for distant countries, altho' these may be the lands of our nativity or that of our ancestors, are early and easily displaced by the more reasonable partiality all mankind display for the place where their property has been acquired, and their family reared.

In weighing the conflicting arguments of those who look exclusively towards the surplus population of other countries as a means of augmenting our own, the question naturally presents itself, why are the native population overlooked or forgotten?—what is the character, habits and political bias of the original settlers who, since the annexation of their country to the Crown of Great Britain, not quite 70 years ago, from 60,000 souls have increased to nearly half a million?

Who that knows them will deny, that they are a loyal moral and industrious people, by education, habit and principle warmly attached to monarchical forms of government.—To me it seems more than probable that in the lapse of ages yet to come, the native Canadians may be the last of European colonists who shall forcibly loosen their political connection with the mother states. That long before that period arrives the limits of this brave & loyal people may be the frontiers of the colony. As connected with the subject of the settlement of the waste lands, these are serious considerations,—my view of the case may be an erroneous one, but the subject itself is of weighty importance, and demands the mature deliberation and unprejudiced attention of those to whom our destinies are committet.

If the native Canadian population is really such as I have represented, and such as I firmly believe them to be—does not sound policy, does not the future safety and welfare of the colony point out the urgent necessity of augmenting and extending that population?—of opening all parts in the province to the ancient tenure, by which means alone can the native inhabitants be multiplied, and their peculiar traits as a distinct people preserved?

Men acquire habits by imitation rather than from reflection; placed in a strange land with the prospect of making it our future home—we quickly overcome the prejudices of previous impressions; necessity at first compels us to adopt the manners and customs of those we are associated with, habit gradually reconciles us to their use, and finally attaches us to modes of living and opinions essentially different from the recollections of our earlier days. The emigrants from the United Kingdom who have settled as agriculturalists in the Seigniories near Quebec, afford amply proof of the truth of this hypothesis, becoming gradually accustomed to their new situation, in the lapse of a few years they are completely amalgamated with the general mass of the population, and no otherwise distinguishable but by the names that betray their British origin. Might not this beneficial circumstance be greatly improved by encouraging a greater proportion of these emigrants, especially those of Irish extraction to settle in the Seigniories in lieu of transporting them to the frontier in detached and isolated communities, subjected to the neighbourhood and consequent intercourse with natives of the United States; by which, although for argument sake, it may be conceded that the emigrant may become a better farmer, it will

hardly be denied but that he must imbibe opinions on political subjects equally inimical to British feeling and British interests?

These reflections are offered with every degree of deference, on a subject that deserves deeper investigation than I can pretend to undertake; and with much diffidence, but as respects the general outlines I have attempted to sketch, of the truth of which I entertain no doubts, but for the feebleness of the attempt made to awaken inquiry in those more competent to the task.—This digression is intimately connected with the main object of this paper, to which I shall now return, viz.: *a The speediest and most effectual means of settling the waste lands in the Province*:—and in the prosecution of this design the first object that presents itself for consideration, is the most advantageous means of disposing of the great annual increase of population arising from emigration.

It would be equally tiresome as unprofitable to analyze, or even to recapitulate the outlines of the numerous and contradictory projects that of late years have been from time to time submitted to the public for the settlement of the waste lands in the American Colonies, by emigration from the United Kingdom. Many of these projects when specially applied to the particular portion of country the respective proposes had in view, may perhaps, if put into execution, be found to answer the ends intended; but not one of them is calculated for general purposes; and from such diversities of opinions it would I fear be found very difficult, not to say impracticable, to frame any one system adapted for general use, from Gaspé to Lake Huron, that would not be found every way defective in execution. Nor is it at all probable that any such system of agricultural colonization will ever be discovered as shall at once suit so many different climates, soils situations and consequent modes of subduing the wilderness and making it susceptible of cultivation. That which may be well adapted for a country where fishing and hunting are added to the employments of the agriculturalist, will be found altogether inapplicable to that where the means of subsistence must be exclusively raised from the soil. The hardy and laborious settler in the rough and hilly district of Quebec, will be very differently situated from the sallow and sickly inhabitant of the rich prairies and swamps near the Great Lakes of Upper Canada.

For these and for other reasons, that will be noticed as I proceed, the system I mean to propose will be confined to the district of Quebec generally, and more particularly to that portion of it situate south west of the river St. Lawrence, where my own personal experience and observation has enabled me to estimate the value of the information I have collected from the experience of others—should the plan I am about to submit for effecting the settlement of the waste lands in this portion of the Province be approved of, and on trial be found to merit that approval, it may be so modified as perhaps to effect the object in-view in other parts of the country.

Exclusive of the reasons for selecting this particular portion of the lower province, where the means proper to be adopted to form new settlements, are so essentially different from these usually practised in the superior districts, I have been mainly induced to attempt a task, perhaps very much beyond my humble abilities, from the total absence of any similar undertaking.—While hundreds of volumes have been written to describe and magnify all the advantages offered by Upper Canada; and every means been used, supported by the powerful aid of the Im-

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perial Government itself to induce emigrants to settle in what is usually termed the *Upper Country*; the lower parts of the Province has either been totally overlooked and neglected, or what is still worse, misrepresented by ignorant* or prejudiced persons and interested speculators—when Lower Canada has occasionally been honored with the notice of these trading book makers, it is merely to warn off those they are so anxious to pilot to the land of promise, from a country which they are pleased to represent as worthless in itself, and uncongenial from its institutions to the habits of Britons—some few indeed, by the assistance of Bouchette's splendid work, have been unable to overlook the circumstance that for more than a hundred leagues, the lower heaven and lower hell is separated merely by a river: and accordingly relaxing somewhat, recommend the Ottawa District as a kind of terrestrial purgatory for those poor devils whose means are inadequate to enable them to penetrate to the fever and ague paradise in the vicinity of the Great Lakes. As for the unfortunate district of Quebec, the only notice it obtains is the repetition of the old stories about Wolfe and the Lorette Indians, French men and dog carts, with copious notes touching the most expeditious means of proceeding to Montreal.

That part of the Lower Province to which my present enquiries more especially relate, is situate between the 45th and 48th parallels of north latitude, and extends from the 69th to the 72nd meridians of longitude west of Greenwich, comprehending a tract of fertile country in the immediate vicinity of the capital of British North America, 300 miles in length, and in some parts 80 to 100 miles in width—it is bounded on the north west by the river Saint Lawrence, south east by the United States and the Province of New Brunswick; north east by Lake Temiscouata and the river Madawaska, and south west by the head waters of the rivers St. François, Nicolet, and Becancour. This territory, which barely amounts to a quarter of the habitable part of the valuable and extensive district of Quebec, is extremely well watered by many considerable rivers;

* *Note.*—Since the introduction of Steam Boats in our river, the fatigues and dangers of travel writers, tourists and emigrant guides, have been wonderfully abridged; landed at Quebec, after going through the prescribed ceremonial of a ride to Lorette and a sail to the falls, the occupation of one and the same day if the weather is favorable, the requisite quantum of information is considered as fully obtained; and the Geographical, Geological, Statistical and Historical account of the country, its aborigines and actual inhabitants, their manners, customs, language, laws and character may very conveniently be compiled (with the assistance of former plagiaristic itinerant dealers in lies,) in the comfortable cabin of the Steam Boat that wafts the enterprising traveller to Montreal; where after a few miles of land carriage, another Steam barge conveys him to the United States. Formerly these gentlemen were under the necessity of travelling by land from Quebec to Montreal, at the post rate of six miles an hour, night and day, in order to lay in the competent stock of knowledge and experience judged to be adequate for the production of a book of *"Travels in Canada."* In these days the whole trip from the landing at Quebec to the exit at St. Johns could not be performed in less than four days and a half, whereas now, by the happy invention of Steam Boats, it is reduced to less than three.—*Hue ! totum triduum !*

among which I shall only name the Chaudière, Etchemin, Du Sud, Quélé, de Loup and the noble river St. John, which runs parallel to, and at no very considerable distance from the St. Lawrence, navigable almost to its source.

The face of the country consists principally of level plains, no portion of it can be called mountainous; the hills that diversifies the scenery are cultivatable to their very summits, and often exhibit the very best quality of lands. Of these hills, one chain extends from the townships of Thetford and Broughton across the seigniory of Ste Marie, and the townships of Frampton, Buckland, and Standon, a few miles north east of which last, they terminate abruptly in a level plain. Another low range of hills, skirt the south easterly shore of the Saint Lawrence, at six or eight miles distant from the River du Sud downwards: between these last mentioned range, and the main stream of the River Saint John, a low level, and in some places, swampy tract of fertile country intervenes, in which the Rivers du Sud, Ouëlle and De Loup, falling into the Saint Lawrence take their rise, at no great distance from the waters flowing into the River St. John, with which they are said frequently to communicate. The extensive valley watered by the River St. John, now in dispute between the Crown of Great Britain and the American States, is but imperfectly known; if we may credit the uniform reports of all such as have visited the upper portion, it may be considered as a most valuable tract of rich alluvial soil; much superior to the country in the immediate vicinity of the Saint Lawrence in point of climate.

The remainder of the tract of country I have endeavoured to describe, varies but little in the quality of the soil, with this exception that it improves in proportion as it recedes from the Saint Lawrence; in general where it is not alluvial, as frequently found on the margin of rivers, it is composed of a stiff straw coloured or reddish yellow clay of great depth, covered by a thin superstratum of decayed vegetable matter.

The surface is generally stoney and sometimes rocky, but these stones are not difficult, although rather tedious and somewhat expensive, to remove; that once effected a rich warm soil is opened for cultivation capable of yielding a prodigious number of successive crops of wheat, * rye, barley, oats, grass

* It would be amusing, although perhaps not very instructive, to peruse and compare the various contradictory descriptions of Canada the public have from time to time been favored with; were it not accompanied by the evil tendency such fables cannot fail to have upon the most important interests of the country, in quarters where the greatest mischief may be effected by the humblest means.—Nothing better than prejudiced or ignorant misrepresentation can well be expected from the general herd of travel writers I have before hinted at.—But what must be our astonishment, what our regret to find a Gentleman of high respectability and of acknowledged observation and talent, who from his long residences in Lower Canada, must be supposed eminently well qualified to convey correct information of the country,—utter the following sentence before a committee of the House of Commons? *"that the climate below Quebec is not propitious for the growth of grain, particularly wheat; there is a hardly any trace whatever of grain below Quebec; there is very fine lands and very productive lands. (Query, of what?) BUT THEY GROW NO WHEAT!!"*

As a contrast to this very sweeping declaration we find in the 75 number of the Quebec STAR, 1st

and vegetables before it becomes requisite to apply manure, or re-invigorate the soil by fallowing—

The predominate class of rocks and loose stones so generally scattered over this portion of the Province, are what is termed clay slate; Granite occurs frequently, but only in boulders of no considerable magnitude, of these many have the appearance of Porphyry; the Graywacke and Limestone so abundant on the north shore, has not been as yet discovered to exist *in situ*, on the south side, at any considerable distance from the River St. Lawrence,—a very few detached rocks or rather boulders of Limestone have been occasionally, and but very rarely found in the interior, but of an inferior quality.—Iron Ore exists in the Township of Cranbourne in several places, and judging from the attraction of the magnet, appears to be very common in many other parts of the District: but I am not aware that any other kinds of metallic ores have been discovered.

The uncultivated wastes in this as in all other parts of the Province south east of the Great River is thickly covered with woods of the most luxurious growth; Maple and red birch mixed with beech, hemlock, bass, ironwood, &c., predominate on the elevations; birch, elm, pine, spruce, larch, cedar, lders, &c., in the lower situations; the white birch is very rarely found and in small quantities, and the oak still seldomer, perhaps never in the original Forest; natural meadows abound in the alluvial or sandy soils in the vicinity of Rivers and Lakes, but no grass is found in the forests: In the lower situations, where soft wood abounds, accidental fires are frequent and destructive; in such places, after the timber has been destroyed, an abundant and exhausting crop of weeds bearing a red flower immediately spring up, and after three or four years are replaced by red raspberries, wild cherries, and occasionally white clover, and wild hops: in the end the whole is re-occupied by a new forest of timber, generally different from what had been previously destroyed. These *brûlées*, as they are called, notwithstanding the temptation offered by the clearing, ought to be especially avoided, as the superstratum is so completely worn out by the various crops of weeds and underwood, that no crop can be obtained before the stumps are removed, and the subsoil turned up by the plough.

It is very generally admitted that the climate in the interior and unsettled parts of the district on either side of the St. Lawrence is vastly superior to what is at Quebec or other places in the immediate vicinity of the Great River. In the rear of the counties of Dorchester and Hertford in particular, I can from experience assert that the spring is fully a fortnight earlier than at Quebec, and that the average quantity of snow remaining on the ground during winter is seldom one half—upon the whole, altho' the summer may be shorter, and autumn frosts sometimes occur earlier than towards the upper districts,—these disadvantages are more than compensated by the proximity to, and facility of communication with the capital; affording at once the best market on this

November 1828; that Chicoutimy on the Saguenay some 90 or 100 miles below Quebec, produces most excellent crops of grain particularly wheat! and that moreover generally speaking the country below Quebec had that year reaped very abundant crops of wheat, while in almost every other part of the Province this crop had totally failed.—I wish that I could persuade myself that the paragraph in the *Star* was intended as a tardy apology for the mischief perpetrated by an incorrectly reported evidence.

continent for the surplus produce of the older establishments, and a constant supply of labour at liberal wages as an assistance to the indigent settlers on new lands.

Many have been induced to believe, that inasmuch as the annual exports of wheat has very materially diminished since the commencement of the present century, notwithstanding the vast extension of cultivation, the climate of Lower Canada must have experienced some change unfavorable to the production of this staff of life. But every person who has resided in Canada for the last thirty or forty years will attest, that so far otherwise, the climate has evidently undergone a very sensible amelioration; the extremes of summer heat and winter cold, are by no means so great; while by the gradual removal of the forests, early frosts have almost been banished from the older settlements.

Although the conclusion as to climate is evidently erroneous, the fact is nevertheless undoubted, that the quantity of wheat exported, instead of increasing in a two fold ratio as the population has most unquestionably done, appears to have been materially diminished; and may I think be fully accounted for from other circumstances than deterioration in the climate. The augmentation of unproductive population in cities, towns and villages, the great annual influx of strangers, together with the causes which have operated in retarding the settlements in the townships, must have had extensive effects—additional and augmenting exports of flour and biscuit; the establishment of Breweries and introduction of malt liquor as the general beverage in the towns, &c.—will also in part account for the diminished exports of grain; but perhaps a material, if not a principal, cause of the evil complained of may be traced to the gradual relaxation and, at last, total disuse of one of the ancient laws of the colony, prohibiting the subdivision of farms.

It is well known that the Canadians are a social and unambitious people, fondly attached to the place of their nativity and the society of their relatives, nothing short of urgent necessity will overcome their reluctance to leave the paternal roof and open a new farm in the forest; but these virtuous and kindly feelings of the heart, so totally unknown in other colonies, degenerate into political vices when carried to the extremes now complained of. The inevitable consequence of this lack of enterprise, so early and so wisely guarded against by the enactment of the French government, has been, that latterly, since that enactment has ceased to operate, farms of 2½ and 3 acres front as originally conceded, have under the operation of the *Coutume de Paris* been divided, and subdivided *ad infinitum* among the members of families in successive generations, until at last many originally allotted for the support of one family in ease and comfort, have now to maintain three, four, five or more, who far from being able to spare any surplus produce for market, with difficulty produce sufficient for their own most pressing necessities.

If, as I very much fear, the fact of the existence of the evil I have mentioned is undeniable, and the mischiefs attendant on it daily augmenting towards universal pauperism and misery, would not a modified revival of the ordinances of 1745 for a limited period, be likely to produce benefits well worth the experiment?

† Ordonnance du Roi, portant entr'autres choses défenses aux habitants de bâtir sur les terres, à moins qu'elles ne soient d'un arpent et demi sur quarante de profondeur.—28 Avril, 1745.

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Within the limits of the portion of the district of Quebec I have endeavoured to describe, there are but forty seigniories or principal fiefs of various extent from 5,000 to 25,000 arpents each—a very small proportion of the cultivable lands on which remain unoccupied. From recent and tolerably accurate returns the inhabitants may be estimated at more than 80,000 souls; exhibiting a density of population perhaps equal to any part of the province, when it is considered that with the exception of the more recent establishments on the Chaudière and Etchemin the whole of these seigniories are confined to a narrow slip of territory on the margin of the St. Lawrence seldom exceeding six miles in depth and very often less.

The portion of the territory comprised within the natural limits of the district of Quebec now claimed by the State of Maine may amount to about five millions of acres; between which and the old seigniories, and including the large tract drained by the river Chaudière and its tributaries is situate the country the settlement of which forms the main object of this little treatise.

This latter tract may be estimated at upwards of two millions of acres, or about five times the extent of the seigniories—the greater part of it has already been laid out in Townships of which about 18 or 20 have been wholly or partially surveyed and scattered settlements commenced—but of these, Frampton and Broughton have alone made any considerable progress—the former may contain about 600 and the latter 100 souls. By the judicious application of the money granted for internal communications, rapid extensions of the settlements in the Townships may be anticipated.

Upon the whole it may be safely assumed that the situation of this portion of the province is unequalled—its soils and climate relatively speaking good, and its present state of improvement fully equal to all that could reasonably be anticipated considering the state of total neglect it has hitherto laboured under.

These preliminary remarks have already greatly exceeded the bounds that I hoped to have imposed on myself; but I feel the necessity of craving the readers further indulgence, while we briefly examine a few of the leading points respecting the advantages and disadvantages of the *socage* tenure, as contrasted with the more ancient mode of granting lands *«en Fief et Seigneurie»*;—and a few concise remarks on the nature and tendency of the plan for the settlement of European emigrants in Canada, recommended by the select committee of the House of Commons in the year 1826.—

As a basis to the observations I mean with all deference to submit, it is my opinion that with respect to the advantages attributed to the respective tenures in use in this Province, the ultimate result must in a great measure depend upon the nature of the country, and the previous habits and character of the population to which such tenure may be applied;—I cannot agree with either the Englishman or the Canadian that their respective tenures are exclusively good or altogether bad; or that either of them are universally in every climate and situation applicable, or the reverse.—

If it is true, as has so often been asserted by Historians and Travellers, that all nations are naturally attached to their own particular customs usages and Laws, however absurd or inapplicable to their respective wants these may appear in the eyes of strangers, or however inferior to those of their neighbours in the general estimation of mankind;

it cannot be matter of surprise that the particular form of Law, or what is technically termed *Tenure*, under which a man enjoys the peaceable occupation of the land that has been tilled by his forefathers, should become an object of veneration, dear to him beyond all other merely human institutions.*

Englishmen above all other people have been thought particularly tenacious on this point; not satisfied with its unbounded enjoyment in their own happy land, they have been anxious to transplant their favorite tenure of *free and common socage* along with their criminal code, and constitution of civil government into every region where their victorious arms, or enterprising colonists have penetrated.

But if it must be admitted, what has never yet been controverted, that the Laws of all civilized nations, and more particularly those having reference to the tenure of Lands, have in the course of ages been gradually adopted for the respective necessities of each, and consequently peculiarly adapted to the nature of the climate and the character and wants of the inhabitants; it must likewise be granted that the policy of forcing our tenures into countries where from permanent causes or from the peculiar customs or even prejudices of the population they are unsuitable or disliked, may well be doubted:—That it has been doubted by the collective wisdom of Englishmen themselves;—that it has even been refuted and reprobated by the PARLIAMENT OF GREAT BRITAIN, the greatest, the most enlightened and the most upright legislature that ever swayed the destinies of mankind, may I think be fairly assumed; for by the very act, of that august assembly the ancient Laws and tenures of the colony have been restored and secured to the Canadians and their posterity for ever; thus tacitly at least, if not formally and solemnly renouncing the establishment of the *socage* tenure in the immediate vicinity of the seigniorial grants; which in point of fact was not introduced into Canada for many years subsequent to the passing of the famous Quebec Act; that *magna charta* of their newly acquired subjects—Will it be pretended that the boon was a conditional one, and not intended to extend beyond the narrow bounds of the small strip of territory on each side of the St. Lawrence then inhabited?—if so, how were the posterity of this favored people to be provided for?—were they on stepping over the limits of the ancient settlements, as in process of time they surely must do, were they then I say in the same country and within view of the spot of their nativity, expected at once to renounce their laws, customs, nay perhaps, even their *veil*, language, sentiments and whole character as a separate people, and acquire all these habits and propensities in a new form; was it, could it ever be contemplated by the Legislature, that in one part of a Man's farm he should acquire and use the English language and Laws, and in the other preserve those of his country?—That one field should be subject to the Law of *gavel kind*, and the other to that of *primogeniture*?—Surely not!

It seems more reasonable to believe that the Imperial Legislature actuated by the wisest foresight, as well as the purest benevolence, have decreed that the Canadians, in common with His Majesty's other

* Note.—Nothing can be more unjust than to represent that the Laws of Canada impede its settlement; or more absurd than to assert that the Canadians are not particularly attached to them. It has been wisely and truly said, that all Laws are good if well administered.

† See 14. G. III. ch. 83. Section 4 & 8.

jects, should enjoy the privilege of a choice of tenure in proportion to the probable wants of an augmenting and mixed population; that one kind of tenure was intended for at least the greater part of the Lower Province; and the other as more suitable to Englishmen and their descendants for the whole of the upper, may be inferred by their separation into two governments, with distinct and independent legislatures.—

It is foreign to my purpose to enquire into the apparent political reason, that have in a manner forced the free and common socage tenure over all the waste lands in Lower Canada; without the concurrence of the Provincial Legislature, and contrary to the wishes and interests of nine tenths of its inhabitants.—How a system could have been so extensively and exclusively adopted, that in its operation inculcates anti-monarchical, nay if we may calculate by experience in the new world, anti-British Constitution principles; a system that in the end must have the double effect of operating an extinguishment of the territorial Revenue, and the annihilation of the country gentlemen and great landed proprietors of the Province! in I confess much beyond my humble comprehension.—But I will venture to assert, without fear of refutation, that the sooner exclusive perseverance in this suicidal measure is abandoned, and the ancient tenure of Lands restored to such as are attached to it, the better; both for the preservation of the colony to Great Britain, as a primary and all important result, and for its internal improvement and speedy settlement, which alone can render the possession valuable:—To say not one word about national faith pledged and at stake to the original colonists explorers and improvers of the Canadas.—A loyal and gallant people, the firmest local bulwark of British supremacy in this quarter of the Globe.—

That in Upper-Canada, and even in some of the upper and more fertile portions of the Lower Province, free and common socage may have its advantages, when contrasted with the ancient tenure in its unmodified form, encumbered with many obnoxious privileges that have either been legally rescinded or become obsolete in practice, I am not prepared to doubt or deny;—But every impartial person who has had actual experience in the settlement of forest land, must agree with me, that the seigniorial tenure, as it now exists, is in all respects the most suitable for every part of the district of Quebec.

Socage tenure, with reference to Canada, implies capital at the command of the first cultivator. Forest lands in these climates afford no spontaneous productions that can be converted into food;—and are only capable of furnishing subsistence to man when improved by his labour:—A man might be put in possession of millions of acres of such territory, and could not obtain a breakfast in the whole space if ignorant of the arts of hunting or fishing;—A single biscuit would be of more value to such a person than all he could find eatable in a thousand leagues.

The person therefore that attempts to bring such lands into cultivation and render them valuable, must be possessed of the means of providing for his immediate sustenance while preparing his farm for future support;—But what man with such means, together with the habits of industry requisite to succeed in such an undertaking, will voluntarily quit the ease and comforts of the old settlements, to penetrate into the gloom of the forest, in order to subject himself to every species of privation, hardship and suffering for a series of years, the ultimate object of which, can only be the possession of

that ease and comparative degree of comfort, he has left behind him?—Some very few such restless and eccentric persons may indeed be sometimes found; but, with scarcely an exception, new settlers are alike destitute of property or the means of subsistence in the open country, before they make up their minds to push their fortunes in the woods; happy the man among these, who has friends able and willing to provide him with an axe and a few weeks provisions.

If then so few of those willing to undergo the hardships inseparable from the life of a new settler, are able to provide themselves with even the absolute necessities of temporary existence while preparing their lands for future support, how can any reasonable person, suppose or believe that actual settlers are to be found capable of purchasing, and paying for the fee simple of their future possessions any price, however moderate?—

From such data the axiom is simple, new settlements, to any considerable extent, cannot be effected without pecuniary assistance, either from government, from monied individuals or wealthy companies.—

The advantages and disadvantages that are likely to arise from the employment of the public money in aid of extending the settlements, will be considered when we come to the second part of this little treatise;—How far individuals may be benefited by expending their capital in this way is a subject of vast importance which I have neither the time nor the talent to discuss at large. It will however be permitted me to offer a few brief hints. For many years a poor settler on new lands must display considerable energy to obtain from the earth a scanty supply of the coarsest description of food for himself and family.—To pay any rent or interest upon the purchase money of his land for the first three or four years is out of the question:—To repay the debt incurred to enable him to subsist, while preparing his land for crops, must be the work of many years of patient industry; and the liquidation of the purchase money of the land he occupies as a matter of course deferred to the next generation.

Therefore as it can seldom if ever, in this district at least, assume the appearance of a commercial speculation with any view of a return of capital, perhaps not even of interest of that capital, during the natural life of the speculator; it follows, that to engage in such an undertaking as the settlement of wild lands the capitalist must have some other view than that of commercial speculation with immediate return of capital, or simple investment of surplus funds to obtain interest on the outlay; & he can have no other view, no object whatever in sinking his capital where immediate profit is out of the question, but that of creating an Estate for his descendants.—

In the purchase and improvement of a SEIGNIOIRY, the object of the capitalist will be fully attained; he can venture to invest his spare funds for the benefit of his children with confidence; his capital will be safe and their inheritance secure:—But how can all

[Note.—We find it asserted in the printed report of the Emigration committee that all *canadian seigniories* are subject to the censitaires at the rate of 7s. 8d. per annum in money, and four minots of wheat, as rent, exclusive of the casual revenues of mills, lods at ventes, corvees, &c. &c. &c. This must be a mistake in taking down the evidence; the highly respectable and talented Gentleman to whom it is attributed knows, as well as I do, that lands en roture are let at all rates of money rent from 2s. 6d. to 20s. and even 30s., and that some are subject to payment

Thus be effected under the Soccage Tenure? It is well

in wheat and other articles of country produce, and some not. Again in the same report we are informed that Canadians are deterred from settling in the Townships for no other reason than that of being thereby deprived of the consolations of religion!—this is also a mistake.—The onerous nature of the socage tenure foreign to all his habits and feelings, and the extreme difficulty, loss of time and endless expense of obtaining titles to crown lands are objects much more calculated to deter a Canadian from settling in the Townships, than the dread of being deprived of the principles of religion and virtue, which have been habitual to him from his earliest recollections.—How indeed is it at all possible for an inhabitant to take lands under the troublesome formalities and useless restrictions now acted upon.—What possible benefit or advantage can the public derive by throwing all kinds of difficulties, delays and expense in the way of a poor man looking for a grant of the land he has redeemed from the forest? Can a new settler in any part of the country, even in the very neighbourhood of Quebec, afford to make hundreds of journeys to town, to pay agents to instruct him in the forms of application exacted, and to wait years and years again before he can obtain that which might be given to him in ten minutes time?—Will any man in his senses submit to all the misery of constant anxiety and unceasing procrastination and disappointment on any consideration whatever; if it can be so very easily avoided as it may in this country, simply by making application to a seignior for a lot in his seignory, which can be chosen on the diagram free of either expense or delay, and in one hour's time, at the cost of a few shillings, the applicant may if he chooses put the title deed in his pocket!

I do not object to moderate fees, let all public officers be well and even handsomely paid; but I object to tedious useless and intricate forms, which inevitably occasion vexatious most expensive and ruinous delays.—How much better would it be for all parties that these antiquated absurdities were at once swept off, and the patents for lands granted immediately when assigned or sold?—And on the score of useless expense, can any thing be more unjust than that of compelling individuals to pay for the expense of issuing patents for the crown and clergy reserves?—Not a single grant is made, not even for fifty acres that two thirds of the patent is not filled up with describing the portion set aside for the church and state. If in spite of common sense and past experience Reserves must be persisted in, why not make out the patents for them apart? one patent for the clergy and one for the crown would certainly be better for all the reserved land contained in a Township, than scattered in small portions throughout the whole of the private grants, amounting perhaps to several hundreds. Again what in the name of patience is to be gained by having a draft prepared by the Crown Officer for each & every individual patent that is issued, when all of them are or ought to be identically and precisely word for word the same; excepting what relates to the description of the lots, which is furnished by the Surveyor General? If fees must be retained, surely unnecessary and expensive forms, delays, disbursements and mortifications ought to be abridged.—King's Notaries are employed in all the districts, and any man of common sense must own that these Notaries are, or ought to be quite as competent to draw up a patent for lands in any prescribed form whatever, as all the Crown Officers in the Empire.

known that in now countries where lands can be obtained in perpetuity at very low rates, none can be leased; no reasonable person will undertake to improve wild land to be deprived of the fruits of his labour the very moment that labour becomes available towards his future ease and comfort; a landlord in a town might as well expect to be able to lease a vacant lot of ground, whereon the tenant was bound to erect a house, to be by him delivered up at the expiration of the twelve months! And how is an estate to be created for futurity where no rents can exist?—It appears then, that socage lands cannot be sold to actual settlers, none, or at all events very few such have the means of purchasing for cash; socage lands cannot be leased for 7, 14 or even 21 years, for no one would take them on such condition even free of rent;—and it is believed by persons well versed in the Law, that socage lands cannot legally be sold in free simple subject to any rent however small;—What a desirable tenure for great landholders?—a most enviable estate for a monied man to expend his fortune upon!

But for argument sake let it be admitted, in the face of all probability, and in spite of the actual experience of all Canada, that socage lands may be leased; or what is perhaps more probable, that some able Lawyer should discover means of granting the inheritance subject to quit rents and mill dues; (mutation fines under the Act of Charles II. is out of the question)—what then will be the result? If an extensive Landholder sells his Estate in piecemeal to actual settlers payable by instalments in a certain number of years, he must abandon all thoughts of ever being able to recall the capital: and for many years, perhaps during his life, the interest will as surely be sunk as the principal. Should his descendants ever succeed in obtaining ultimate payment, it will be in such inconsiderable sums and at such uncertain periods, that in all probability the whole will be frittered away and entirely lost as a means of permanent subsistence, and the intention of the first proprietor, of creating future permanent provision for his family, thereby infallibly and most completely frustrated.

Let it be admitted that by some such means as is before hinted at, the Estate may be leased at annual rents;—the least the proprietor can reasonably expect should be interest for the Capital expended:—Can such interest be obtained in the simple shape of rents?—I say no! not in the district of Quebec.—For instance, let it be supposed that good lands can be purchased even as low as two shillings or half a dollar an acre; that the surveys, location fees, location duties, patent fees, fees of all kind and almost without end, the advances to settlers, Roads, Bridges, Mills, Interest of money very probably for twenty years, waste lands incapable of cultivation, and the very large proportion that must for years remain unsettled, or unproductive if settled, are all calculated, allowed for and paid; it will be found that such lands cannot be valued under ten shillings an acre at the very least. Now allow that each settler shall have eighty acres, equal in extent to the usual grants in seignories, the rent of these 80 acres of land, at simple interest only, will amount to two pounds eight shillings;—will any person of experience assert that new settlers are able to pay such rents?—or even if they were, can it be expected that they will, while they have the option of taking a seigniorial grant at fifteen shillings rent, with three years free?—Let it be observed that the seignior can very well afford to let his lands for less than one third the sum charged by his rival, & in the end be much better paid; the *Lords of Fiefes* and

mill dues will make ample compensation for the apparent difference in rents.—

The capitalist who expends his money in the purchase and improvement of a Seignior has none of these difficulties to contend with; the tenure is perfectly understood, if he fixes his rent at moderate rates his Estate will be speedily settled without exertion on his part; he can assist his settlers with safety; he has no occasion to load them with heavy rents; the casual revenue, which is neither considered, nor indeed felt by the tenant, will fully compensate the Landlord. These casual rents were perhaps formerly, if rigorously exacted, no doubt often oppressive; now, however, they are generally and very properly confined to mill dues and *Lods et ventes*; mill dues, or what is technically termed *Banalité*, cannot be considered in any other light than as a mutual benefit to both seignior and censitaire; the latter must grind all the corn produced on his land, at the mill which is built and kept up at the solo cost and expense of the former, while the toll is even less than is exacted in other countries, where competition to the fullest extent is permitted. With respect to that monstrous bug-bear, to us Englishmen, *Lods et Ventes*; on whom does this indirect tax fall among farmers? not on the steady and industrious, who transmit their possessions from father to son, from generation to generation; but upon the roving speculator, the changeable, the discontented, the idle and the vicious! In large Cities, Towns and Villages, where the value of improvements are so disproportionate to the original cost of the soil, and where vicissitudes in commercial dealings exact frequent changes of property, *Lods et Ventes* may perhaps in many cases become burdensome, and as such susceptible of modification. But in the country, and among the cultivators of the soil this unobjectionable source of rent is neither felt nor complained of; and so very little considered that I might challenge an instance of producing any new settler, on wild lands, near Quebec, who would voluntarily advance the amount of his annual rent by a single dollar, to get rid of *Lods et Ventes* for ever.

Nor is it in the item of actual profit alone that the condition of the Seignior is so very much superior to the holders of seignior lands.—While the latter assumes the functions of a mere land jobber, placed upon the same level of perfect equality with the rude and uneducated labourer he has expended his fortune in assisting to settle in the wilderness; without the consideration due to seignors, perhaps many of which are his inferiors in all other respects; disrespected by his dependants, whom he must harass to obtain even a part of his dues, with his Capital, he buries his personal comfort & rank in Society. The Seignior on the other hand is placed in a situation of permanent elevation above the common labourer or husbandman; whatever charges may take place he still remains Seignior, no censitaire can discharge himself from the obligations originally entered into;—Rents, mill dues and *Lods et ventes* are still payable, and can neither be anticipated nor dissipated before the stated term for their payment comes round;—The Seignior from Father to Son keeps his kind of hereditary gentry in the country, and are as well the firmest support of the government under which they enjoy all their honors and privileges, as the natural protectors of the *censitaires* from whose successful industry they draw their subsistence. §

§ Note.—Much has been said about the advantages reaped by the agriculturalists of this Province

† It may here be necessary to explain that this paper was originally published in the *Star* by periodical communications, and the present pamphlet struck off from the same types.—Note by the Printer.

In my last communication I have endeavoured to prove, that so far as the district of Quebec is concerned, seignior tenure does not offer the advantages either to landlord or tenant enjoyed under the seigniorial grants. I feel how feebly the attempt has been made to elucidate this debatable point;—a few hints were, however, indispensable to the right understanding of the subject matter under consideration; they have, with all humility, been offered for consideration, rather as an incitement to further dispassionate inquiry by persons every way better qualified for that task, than as dogmatical assertions, the offspring of party prejudice and ignorant self conceit. Let a spirit of investigation and research, on these and on similar subjects of importance, be once awakened, and truth will be the reward of perseverance; whether that truth shall be for or against the opinions I have formed, is equally immaterial—my object in either case will be attained.

The system lately adopted of selling the crown lands is naturally intimately connected with any proposed plan for their improvement.* But exclusive of the consideration that the establishment of the *American* mode of proceeding is so very recent, as to preclude the public from forming any fair estimate of its advantages or defects, as applied to the *British* Colonies, I feel that these preliminary observations have already much exceeded the limits that ought to have been assigned to them; and must, therefore, conclude with offering a few observations on the plan of settlement proposed by the Emigration Committee in 1826: premising however that as my enquiries & observations are strictly con-

from the abolition of what has been somewhat harshly & perhaps inconsiderately termed the feudal tyranny of Seigniors under the old French Government.—I refer to the seigniorial courts of justice then generally prevalent in Canada.—In criminal cases, and in civil actions of importance the change has no question generally proved salutary.—But in the petty actions, arising out of trifling disputes among country people, it may perhaps be doubted if the *kabitsans* have been greatly benefited in being compelled to travel to the capital for that justice formerly administered at their door, almost gratis; while the Seignior has unquestionably been deprived of the exercise of a right enjoyed by his ancestors, of great importance to his rank and situation in life, as well as of the patronage and perquisites attached to the administration of this minor, but highly useful substitute for the more expensive system of law now resorted to.

* Note.—This new mode of disposing of the crown lands has occasioned warm discussions between the friends and opposers of the measure. But whether the sale of the waste lands is just or equitable towards the natives of the country—or politic in other points of view—whether it be productive of good or evil—I do not feel myself competent to hazard an opinion:—The sale of the *reserves* will undoubtedly be advantageous to the public. But the republican and levelling system of opening the crown lands for sale by retail to labourers and paupers, who have neither the means nor the inclination to become purchasers, and thereby extinguishing the efforts of those who are alone able and willing to undertake the settlement of waste lands, must be deeply regretted by all who are not irrevocably wedded to every thing, good or bad, in fashion among our Yankee neighbours.

Is it this particular part of the province of Lower Canada, whether that plan of settlement is or is not applicable to any other portion of Canada, or to any other colony, I shall not have the temerity to offer a single opinion.

In adopting the plan proposed, the committee appears, in some degree, to have been guided by the experiments made in the years 1823 and 1825, under the direction of the honourable Peter Robinson, which are declared to have been completely successful.

About 2500 persons are collected in Ireland, sent out to Quebec, and thence to the place assigned for settlement, where every want is supplied to them in profusion; *the whole at the expense of the British Government*, amounting to £110 7s. 6d. for each family, of which about £72 was advanced to them after location on their lands! No repayment or return whatever, in part or in whole, either for these very heavy advances, or for the price of the choice lands assigned to them, being either expected or intended. Strange, indeed, if such an undertaking should have terminated unsuccessfully!

But as the object of the committee was to devise and propose a plan of emigration, involving no ultimate loss of capital, I confess that it does not clearly appear how the very expensive experiment in question, could be brought to bear upon the measure in contemplation—nevertheless upon this basis the whole superstructure is raised.

A few witnesses are examined as to the most eligible method of effecting settlements in the woods of Canada; of these witnesses one, or two at most, appear to have had any really practical experience in the business under consideration, the others are residents in cities or towns, entirely unconnected with the occupation of settling wild lands. It is to be regretted that all of them are persons of high respectability in society, thereby adding the weight of their names and influence to opinions upon subjects entirely foreign to their usual avocations. Many of these gentlemen, in all probability, never paid for chopping down an acre of wood land in their lives, perhaps never had an opportunity of seeing the commencement and progress of converting a forest into arable land, even in one single solitary instance.

Upon such evidence as this, a plan is projected; and to make sure work of it, a set of queries are drawn up, not to obtain more information but merely to support the plan; these queries are presented to the same witnesses, in the form of what lawyers term *leading questions*—of course the answers, as may easily be anticipated are almost all affirmative.

Out of the eleven queries, so proposed, two only, the 3d and 4th have any very direct reference to the subject under consideration—viz. the most economical means of effecting new settlements.

The second query proposes (if confirmed by the answer required) that the sum of £66 13s. 4d. be advanced to each family of new settlers after their arrival at Quebec, to enable them to proceed to their lands, and effect a settlement thereon,—in manners as follows:

Expense of conveyance from Quebec to place of location,	10 0 0
Provisions viz. for fifteen months, for 1 man and 1 woman, at 1lb. flour and 1lb. pork daily, and three children 1lb. each, making 3½ rations daily, pork at 80s. and flour at 35s. per barrel.	40 6 10

Freight of provisions to place of settlement	1 10 10
House for each family,	2 0 0

IMPLEMENTS.

4 blankets 14s., kettle 5s. 10d., 1 lying pan 1s. 3d., 3 hoes 4s. 6d., 1 spade 2s. 9d., 1 wedge 1s. 4d., 1 auger 2s. 2d., 1 pick axe 2s., 2 axes 20s., proportion of whipsaw and grindstone, and cross cut saw 14s., freight and charges to Quebec, 15 per cent. in all £3 18s. sterling, or,	4 6 9
Cow 90s., medical attendance 20s., seed corn 1s. 6d., potatoes 5 bushels at 2s. 6d. is 12s. 6d. (for seed ?) proportion of expense of building depot 20s., clerks, issuers, surveyors, &c. &c. 25s.	8 9 0

Total for each family of five persons, currency, £66 13 4

Now, however, applicable and necessary this very lengthy and expensive list may be for new settlers in Upper Canada, I think that it will not be very difficult to prove that instead of an outlay in cash of £66 13. 4d. augmented, as it is proposed to be, by many years interest to £88 17s. 6d! for each pauper family that is to be settled; the judicious application of, perhaps, *less than one tenth part of the sum*, would be much more efficacious in effecting the object proposed, at least in the district of Quebec.

The first item of £10 may with great propriety be left entirely out of the schedule, or if retained, reduced to ten shillings at most; few if any emigrants arrive at Quebec so perfectly destitute as to be unable to support themselves while travelling some 10 to 15 leagues to their location; if any such should apply, it will not be difficult to provide themselves with the means by a few days labour at Quebec, always obtainable in the summer season.

The 15 months provisions may with perfect safety be reduced to three months, and instead of soldiers' rations of fine flour and pork (a very expensive kind of food not much relished by Emigrants from Europe), substitute oatmeal or coarse flour, potatoes, salted fish and a little butter; by which means the £40 6 10 will be reduced to somewhat less than one eighth part of that sum.—This is to be effected by having 2 to 3 acres of land cleared and planted for each family ready to take possession of: the whole cost of which will not exceed £7 or £8.—Upon the whole upwards of two thirds may be deducted from this very heavy item of food, and the settler being sooner left to his own resources, will more readily acquire the energy requisite to enable him to succeed.

The next item of 30s 10d for transport of provisions to the place of settlement, may be saved altogether; if, as I propose, measures are taken to produce provisions in the settlement by the properly directed labour of the new settlers themselves.

The charge of 40s. for a house is perhaps a fair one, if it has neither roof, floor, door or window:—but may be reduced one half, by making one house serve for two families; a measure of economy very frequently adopted by new settlers the first year.—If they disagree they will have ample time during a long winter to lodge themselves better;—taking care to stipulate that the family who retains the House, that is to say on whose land it may happen to be, shall either pay one half the cost in cash or produce, or assist in building another house for the party ejected.—This saving will more than de-

say the expense of hiring a stove, which although totally omitted in the foregoing long list, is nevertheless one of the most indispensable articles a new settler has to provide.

The appropriation of £4 8 8 for tools, may very fairly be reduced to 17s. 6d. for which sum the settler will obtain two country made axes, and two hoes, also two English sickles, which in the way of tools will be of more use to him than all that is proposed in the list.—English, or even Canadian, town made axes, hoes and pickaxes are perfectly useless to a Canadian Farmer, both as to shape and quality; not one in fifty possess or have any use for a spade in the woods; wedges, augers, grindstones and pickaxes are so seldom required, that two or three of each will be sufficient for a whole settlement; while the expense charged for the use of the whip and cross cut saws will very nearly be sufficient to build a saw-mill; blankets, kettles and frying pans can easily be dispensed with, as almost all emigrants have sufficient household goods to serve for a year or two.

A cow to a new settler is rather an incumbrance than productive of any advantage; it would be somewhat easier to keep cows on Red Island shoal than in the woods, in the portion of the country I have mentioned, where two years or more must elapse before a single blade of grass can be produced.

Medical attendance and medicine, are no doubt very necessary in the unhealthy swamps bordering on the Great Lakes of Upper Canada, but any advance to new settlers in the District of Quebec, on this score is quite useless; in many of our old parishes neither Doctors nor Medicines are required, or to be found.

The quantity of seed proposed must be intended for soils and climates much more productive than Canada; 1s6d will perhaps purchase a peck of seed wheat, which, to produce enough to allow a family barely to exist with the help of potatoes, &c. and save next years seed, must return from 80 to 90 for one!—In lieu of 5 bushels, 12 will be required to plant an acre of potatoes, the very least a family can subsist on, where, as in all the recent new establishments, potatoes form the chief part of the food for several years.

Dépôt keepers, clerks, issuers, &c. &c. &c. a whole host of entirely useless leaches with their consequential delays, formalities, ceremonies and absurdities, must be banished from all plans of this nature, if ever expected to succeed. One person only a superintendent, ought to be employed; but his emoluments should be made dependant upon the successful issue of the undertaking he will be intrusted to conduct.

The next part, and not the least interesting is the prospect of repayment of the large advance of £88 17 6 for each family; this forms the pith of the 4th query, answered as usual, but with perfect truth, that there can be no doubt entertained about the advances being well and truly paid and made good—If (a plague upon all i's) "If the emigrant's improvements on his lot shall be worth the sum advanced"—it is but justice to remark that the witnesses are extremely guarded in their replies to this most ticklish question; some even express hesitation and doubt respecting the value of the improvements:—And well they may!

† *Notes.*—Let it be supposed that an Emigrant just arrived, and consequently totally unacquainted with the business of a *Backwoods man*, is able to

Of this sum, let it be remarked that the total principal, together with upwards of twelve months interest thereon, amounting, in all, to nearly £70, is to be advanced to the settler in the course of the first fifteen months; will any experienced person be made to believe, that the labour of an emigrant upon a new farm, for the first 12 or 15 months, would be of that value as to nett to government upon a forced sale the sum of £70, if that emigrant (finding all further advances at an end) should subsequently abandon it? Is it at all probable, is it even possible that it could nett half of that sum? Nay, further still, WILL IT EVER, IN ANY TIME, AND BY ANY MANAGEMENT, BRING BACK TO THE GOVERNMENT COFFERS AN EIGHTH OR TENTH PART OF THE SUM ADVANCED TO THE EMIGRANT, as proposed by the second query.

So much for the security so confidently relied upon for the repayment of the proposed advances.—Let us now enquire whether the ultimate object of effecting the settlement will be secured, after the sacrifice of these enormous sums of money.

The faith, honor and gratitude of emigrant paupers, are items on the credit side of the account much insisted on; it will not, however, require the gift of prophecy to foretell which scale will preponderate, when in contrast to these high sounding attributes are opposed the more solid considerations of self interest and inclination. Interest or supposed interest, is the *primum mobile* of all mankind, in one shape or another; by the rich man in search of honour and distinctions, faith, honor and gratitude, are to be kept in view no doubt, it is his interest so to do; but it is altogether otherwise with the poor and uneducated pauper struggling for daily bread,—*Paucis carior est fides quam pecunia.*

After the new settler has got possession of the cash to proceed to his land, the provisions, the various necessities and implements named, and the cow; by what particular strong interest is it proposed to

cut down, grub up, burn off, clear of stones, and sow five acres of land in the course of the first 15 months; and if he does this together with other indispensable labour incident to his situation as a new settler, he will do well; what will be the value of his labour on these 5 acres after the first crop has been obtained from the land? Certainly not more than one half of the cost of clearing, which may be estimated at something like 20s. an acre, that is to say five pounds for the five acres; this will at the very utmost be the whole value of his improvements, adding perhaps 8 to 10 dollars for his Hut, after all the advances have been made. To realize this, moreover the land must not be suffered to lie idle; if it does, weeds impossible to eradicate, wild cherries and raspberries will presently overrun it, and totally destroy all future hopes of any crop whatever until the stumps are removed, at an expense of £4 or £5 an acre, and the soil made fit for ploughing. Every practical Farmer is well aware that lands that has been burned off and subsequently neglected and suffered to run to weeds are much less valuable, than those upon which not a single tree has been felled. The first crop from new lands is generally considered as nearly if not fully worth the expense of clearing, and at least double the value of all that can afterwards be obtained before it is ploughed.

The discontented but enterprising settler having secured and realized this first crop, will not have very many temptations to remain and subject himself to the payment of a heavy load of debt.

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And him to his location, and to hard labour for many years? is it the certainty of having £4 per annum to pay during the remainder of his natural life in re-imbursement of provisions consumed in one season? or is it the value of his improvements? I think it has been fairly proved that the produce of the first crop, the implements and the cow, will be fully equivalent to the value of all the labours that can possibly be expended on these improvements, and may be very easily removed or disposed of, thereby moreover offering the temptation of a fund to enable him to settle more independently elsewhere. Will any reasonable person of the least experience assert that a new settler will voluntarily subject himself to the impossible task of paying £88 17 6 and pass his whole life in the hopeless attainment, a slave to unremitting toil of the severest nature, in order to accomplish such an undertaking; when he can clear himself of the whole, simply by deserting so much misery?

Advances to settlers of any thing of a moveable nature, beyond what their daily labour pays for, must surely have the effect of getting them in debt; and in this case like most others approaches to dissipation and consequent dishonesty, *il y a que le premier pas qui coûte*: keep them clear of debt and they will in time become anxious to avoid it, but once permanently in your books for food, their sole care will be to continue there; what are the inevitable consequences? ceasing to be free from debt, they very soon get rid of the desire of becoming so; and trusting that they will have always in future the same facilities of obtaining their wants without payment, as they have hitherto experienced, they as a mere matter of course become first idle and then vicious—the small portion of industry and independent feeling they may have previously possessed, is thus early damped, and then finally lost. Continued perseverance in hard labour can only be excited by a future and not very distant prospect of independence and ease, it can only be kept alive by absolute and daily necessity; by getting in debt, both the one and the other of these motives are destroyed; for as long as the settler can obtain credit he will be in no immediate want, while at the same time as he incurs debt every future prospect of independence must inevitably be extinguished.

The result will be different according to the characters of the debtors; the industrious and enterprising that may be inveigled into the snare, ever sanguine in their expectations, will probably be the first to discover the utter hopelessness of their undertaking; and becoming at first discouraged, then discontented and finally indifferent about their land, will take care to expend no more labour on it than can be made immediately available, till having collected, realized and secured every thing moveable at their command, their faith, honor, gratitude and debt are got rid of together by a *move over the lines*: while the thoughtless and the lazy, as a great proportion of paupers are, will probably remain on the lots assigned to them, depending on your bounty as long as any thing is to be obtained by begging; aided perhaps by the shew of some trifling exertions at farming, producing just barely sufficient to keep soul and body together; as unmindful of the day of payment as of that of his death, the seventh year will find him just as much unprepared to reimburse a single dollar of his debt, as the first.

PART SECOND.

In the preceding part of this paper I have endeavoured to describe the country, more immediate-

ly referred to, and to point out the reasons which have heretofore operated in retarding its settlement; the advantages and disadvantages of the seignorial, and free and common soccage tenure; also a few brief remarks on the plan of settlement recommended by the Select Committee of the Comma House of Parliament, in 1826. Having concluded these preliminary observations, I may now proceed to the explanation of the

PLAN

I have ventured to propose, for the more effectual and economical settlement of the waste lands:—

In order to render this plan susceptible of the most satisfactory mathematical demonstration, and also of affording the means of establishing the truth of the theory advanced when put into practical operation, or of detecting its errors at a single glance, should any such be found. I have digested the whole proposed operation into TABLES; where the minutest particulars are explained and accounted for, while the final result of the whole, or of any particular branch of the undertaking, may be ascertained in a few minutes.

These tables are the fruit of several years experience, and of more than twelve months unremitting labour; in their construction, I have availed myself of all the information I could obtain from practical *Irish farmers* in this district. Much of this information has been contradictory in minor details, and in reconciling them to each other, some little discrepancies may have escaped my notice; but I trust that no errors of any importance have been made; and none that shall be found to militate against the general principles of the plan proposed. The errors that may have been committed, will most readily be detected; as the plan has been explained in the fullest detail, with the view, that should it be fortunate enough to attract any share of the public attention, the means of establishing or controverting what is proposed might be at hand.

From what has been advanced in the former portion of this essay, I trust it will be seen that *soccage tenure* is unfavourable to the speedy settlement of wild lands in this district; and if prejudice could be banished as easily as it may be detected, the description of my plan would be exceedingly simple, wholly comprised in these few words—

“Renounce the soccage tenure in places, like the greater portion of the district of Quebec, where it is inapplicable; restore the ancient system of conceding lands to such as prefer it; and grant as many seignories of two leagues square as you can find enterprising individuals able and willing to undertake their settlement.”

But as, in affairs of this importance, the opinions of the most powerful, and the arguments of the most enlightened might fall very much short of convincing those who have long been accustomed to entertain other views, I cannot flatter myself that the unsolicited testimony of an obscure individual, altho' backed by many years experience, will be much attended to, especially when clothed in the very humble garb that mine must assume; so situate I shall endeavor to explain in as few words as possible the plan I have projected for the settlement of forest lands held under the FREE AND COMMON SOCCAGE tenure.

The main obstacle to the rapid progress of all new settlements arises from the poverty of the first adventurers, and their inability to support themselves while carrying on the improvements requisite to produce the first crop.—As this material fact has

already been explained and accounted for, besides being very generally admitted, it is only necessary to add that to point out how this difficulty may be most easily removed, and with the least possible expense to the Public, is the object of the plan I now propose.

Upon inspection of the tables, the plan offered will probably be found susceptible of universal application; and well adapted to attain the object in view, whether it may be put into operation under the auspices of Government, or by the efforts of individual Capitalists or Companies.

But without adverting to the paucity of unemployed capital to be found in Canada, it must be at once apparent that the only object of Capitalists in speculations of this nature, would be profit, in the shape of cash returns, at no distant period; any uncertainty upon such results, would, of necessity, stifle the undertaking:—whereas the main point to be attained, if undertaken by Government, would be the speedy settlement of the country,—if this can be effected, any trifling difference between the estimates and actual expenditure would comparatively speaking, be of very little importance.—The improvement of the value of the lands adjacent to the experimental location, would in all probability fully compensate Government for all possible errors in calculation, while to individuals this could yield no remuneration. Moreover it is probable that the plan might be more effectually, as well as more economically put into operation by Government, inasmuch as the degree of discipline, order and regularity absolutely necessary to control and direct the combined efforts of a whole settlement, could only be established and maintained under the sanction of public authority.

For these reasons it is to be assumed, that the plan proposed is to be put to the test of experimental proof, under the immediate direction of the Provincial Government, and at the public expense.

These preliminaries admitted, two modes of enabling emigrants or other poor persons to settle upon Forest Lands, present themselves to our notice.

The first, that of making advances to the settler in cash or necessities, to be repaid in cash from the produce of his future exertions:—This is the scheme proposed by the Emigration Committee, and which I trust it has already been shewn, in the preceding part of this paper, must unavoidably be every way unsuccessful: Not only will the enormous amount of advances proposed be wholly, or almost wholly, sunk and lost; but it is moreover much to be feared that the end in view, that of settling the country, will be certainly be frustrated.

The second is that of affording the settler labour near to his location, as the means of providing himself with the necessities of life, while his Farm is unproductive; And this is the plan now proposed, which I shall endeavour to explain, and illustrate by the following tables:—However feeble and inadequate the attempts may be, as I feel it must, yet it will at all events possess the merit of being for the first time offered to the public in a tangible shape; and may pave the way to future enquiries, and consequent further discoveries in this all important branch of political economy in the western world.

In situations where public works are in operation, no difficulty will exist as to the means of providing labour for those who may thereby be induced and enabled to take wild land and settle in the immediate vicinity:—But as public works must necessarily be restricted to very small portions of the surface of a new country; and these portions per-

haps not the most desirable, if at all calculated for new settlements;—other means must be devised and resorted to; means susceptible of application to all parts of the Province, independent of the casual resource derived from labour on public works, —means permanent in their nature, easily comprehended and easily put into execution; not only without injury, compared with other plans of settlement, but with great and manifest advantage to the individual settler; with a very trifling burthen to the public chest in the way of loan, and with no ultimate cost.—These means I believe I have discovered, and will now endeavour to explain.

Let it be assumed that a tract of Land about seven miles square, containing something over 30000 acres, is set apart for an experimental settlement;—In the center of this tract reserve 1000 to 1200 acres for Village lots, schools, churches, mills, &c. and a large PUBLIC FARM: the remainder may be laid out in lots of 70 acres upon ranges fronting each other, with one main road for both,—Grant one half of these lots, either gratis, or at very low rates, to pauper settlers; let the other half be reserved for the acquaintances and friends of the first settlers, who as the settlement progresses will be well able to pay a much better price; these reserved lots should front the others, by which means they will be quite as rapidly settled as what has been granted at lower rates;—for a settler possessing means will not advance towards the end of a newly opened line of settlement, to take lands even for nothing, if he can at all obtain them nearer hand—I would propose that the lands should not be sold, but granted subject to certain quit rents, redeemable on the payment of a stipulated sum,—and allowing three or four years to elapse before the quit rents were demanded.

Upon this principle allow one thousand acres to be reserved for the public purposes above mentioned, and three thousand acres more for incultivable wastes; if one half of the remainder is valued at 1s. 3d. per acre, this will amount to £4 7s. 6d. per lot for the pauper settlers, whose annual rent would consequently be only 5s. 3d. The other half would be very readily disposed of, and settled as soon as the first, by their families or friends, or other individuals, possessed of means, at the rate of 2s. 6d. per acre, or 2s. 15s. per lot, yielding a yearly rent of 10s. 6d.: Allowing, moreover, that £187 10s. is swallowed up in parent fees, &c. still the land would be disposed of, at the nett valuation of 1s. 6d. per acre; which, without fear of refutation, I may take upon myself to assert, is fully double the price that can be obtained for any large tract of land in this district, taking the average of the good and bad portions.

Where the lands are of more value, additional price may of course be exacted from the settler, equivalent to the additional value of the soil.

Having obtained and divided my land, the next object will be to show in what manner I propose to provide labour for the settlers, so as to enable them to purchase provisions while their own farms are unproductive.

One of the means by which this is to be effected is by the opening and cultivating the large Public Farm before mentioned; the surplus productions of which would, as proved by the tables, be found amply sufficient to afford provisions on the spot to such as needed that kind of assistance, exclusive of what may be sold for cash to those more able to pay. On first opening a wilderness for settlement, none will be found willing to go there but such as cannot live elsewhere; these persons having no previous funds,

FAVOURABLE means of obtaining food in exchange for their spare labour, provided for them upon the spot; but as the settlement progresses, many others will offer themselves possessing the means of procuring for their immediate subsistence; at the last, for the friends of those already settled, or others, anxious to obtain cheap lands in a part of the country to a certain degree inhabited; the influx of these last, I have constantly found to be proportionate to the surplus produce in new settlements; and only checked by the impossibility of procuring sufficient supplies of the bulkier and cheaper articles of provision on the spot;—upon this experience I have assumed, that all the surplus provisions the public farm can possibly be made to produce, will find a ready market in the settlement itself, at the highest prices attainable in the neighbourhood.

The other source of labour I have to propose, is to arise from preparing and sowing a certain quantity of land for each successive annual set of new settlers, in readiness to be assigned to them on their arrival in the settlement. The first set will each be provided with from 2½ to 3 acres of land cleared and sowed with potatoes and wheat, together with a share of a house built so as to accommodate two families with a temporary lodging; in return for which they will respectively provide similar establishments for succeeding sets of settlers; By which means admitting that an Emigrant proceeds to his location in the months of June or July, he will find a House ready to receive his family, and a crop in the ground for his subsistence during the winter; In addition, he will require only a few simple tools and about three months provisions, to be provided by advances from government; Having his own crop already in the ground, he will be enabled during the first three months to devote nearly the whole of his labour towards the repayment of the benefits bestowed on him; and if, during this period, found lazy or vicious, he can be turned adrift, without any loss to the settlement, and his farm and crop assigned to a more worthy person. If, in the course of the first winter and spring, the new comer can only cut down one additional acre for potatoes for himself, over and above the very moderate portion of labour required to repay his debt, which will be rendered at such periods as he can most easily spare, he will next year have sufficient land cleared to enable him to maintain his family, from its produce.

The superior advantages of this system will be very apparent; Before any material advances are made, or any risk of loss incurred, the habits and character of the adventurer will be ascertained: By having the direction and control of his labour for the first year, it can be employed on such work upon the public farm as he has heretofore been accustomed to, while he will be gradually acquiring, from his fellow labourers, a knowledge of cutting down, clearing off, and other kinds of work peculiar to his new mode of life. And lastly, it is found by experience, that emigrants in particular, are apt to trifle with their time, when not particularly pressed by their necessities. Finding themselves, perhaps for the first time, their own masters and entirely uncontrolled, many will be little inclined to set steadily to work on their new farms while any little means they may possess holds out; some weeks, in the most valuable period of the year, are thus frequently lost, while the settler is idling away the time in hunting or fishing: On the other hand, if work is provided for him before hand, he must either apply seriously to it or leave the settlement; regularly will abundantly compensate for

any ordinary stimulus to private industry exertion, and the combined and properly directed efforts of a whole community, acting under one head (for a limited period) will produce infinitely more advantage than the desultory efforts of labourers unaccustomed to, and ignorant of the work they have to perform.

Finally, it is to be taken for granted, as a general principle, that labour of all kinds is to be rewarded according to the quantum of work performed, and not by the time that individuals may require to produce that quantum.

In all public undertakings it will be found of essential importance to the favorable result, that those who are to be the immediate instruments of carrying the objects decided upon into active operation, should be remunerated in proportion to their services; and rendered, as deeply as possible, interested in the ultimate success of the measures which have been entrusted to their superintendence.

I shall, therefore, presume that the person intrusted with the active duties of carrying the plan I propose into operation, should himself be a practical man, to a certain degree; able to direct and manage the cultivation of the public farm, as well as to superintend the progressive settlement of the township; that he should moreover become a permanent resident in the place, and be of such decent respectability as to be safely entrusted with that degree of authority over the settlers, as will be requisite to secure the due execution of the objects in view. If circumstances will not permit him to be placed on a level with seigniors under the ancient tenure, he should, at all events, be put in a situation to become the first man in his township;—If it is unadvisable to afford him a handsome remuneration for his services by way of salary, he might be offered a comfortable independence, or rather, perhaps, a permanent home, and a decent subsistence at the expiration of his public engagement, provided that his conduct shall be found to merit it; and that his views are limited to such moderate provision, within the bounds of the settlement, which has been created under his care and good conduct, as may be granted without detriment to the public, and without inconvenience to the settlers.

With this view I would propose that the salary of the superintendent should not exceed a bare subsistence: Exclusive of a proportion of the provisions produced by the public farm, I would allow him £3 10s. in cash, for every family settled under his superintendence, which, if the settlement is conducted on the plan recommended, might be estimated at from £70 to £75 per annum, for the first seven years; also, for the same period, four days labour annually from each family, and subsequently, in lieu thereof, one bushel of wheat;—with the first he might supply himself and family with clothing and necessaries for the period limited; with the second prepare and complete his farm for cultivation, by the time that his public engagements had ended; while the last would in some measure supply the loss of his salary and ensure a decent subsistence to his descendants. Moreover at the expiration of his public services I would make over to him the public farm, and Banal mill (which the settlers should be bound to give a preference to), together with the advantages that might arise from the disposal of village lots, and a gratuity of £100, or some such sum, as an indemnity for the trouble of winding up and closing the accounts of the settlement; or in lieu of any specific sum, a per-

centage on the debts and rents to be collected from the settlers.

If enterprising industrious and faithful in the performance of his duty, his future subsistence and a respectable situation in society would be secured; If not, the promised recompense might very justly be withheld, the days labour and wheat commuted, the public farm, mills and village lots sold, and the proceeds applied to the public service.

My calculation is made entirely upon the former supposition, that the superintendant shall earn his recompense, and that all the money expended upon the Public Farm, and the mills, together with the value of the 1000 or 1200 acres of land received for public purposes, is *entirely and totally lost and sunk*; save and excepting the value of the surplus produce, or revenue they may be made to yield from the labour of the settlers, during the first seven years.

The quantum of labour to be performed on the Public Farm, and upon the locations preparing for future settlers, is proportionate to the annual number of settlers proposed to be introduced; neither of which could, for the first four years, be augmented or diminished, without a considerable addition to the cash expenditure. The whole is upon such a scale as to afford full employment, and no more, to the superintendant; the result, that of settling 150 poor or pauper families in seven years, and most probably from 150 to 200 other families possessing the means of defraying the first year or two's subsistence from their own funds. In fine,

without ultimate pecuniary cost to the Government, perhaps with some profit, and by means of a loan, exceeding, perhaps, ten dollars for each family located, to be returned in 5 or 6 years at furthest.

Such is the outline of the plan I have to propose, and I trust that by the following tables it will be found, that it is an operation of the very simplest nature, capable of being carried into effect with a very moderate outlay of money, of which the reimbursement can neither be remote nor uncertain.

It remains now only to enter into the detail of the proofs by which I am prepared to establish the truth of the assertions advanced, which, I trust, that the inspection of the following tables with the explanations respectively annexed will fully establish. No. 1 exhibits the *value in time, and price in money of agricultural labour* in this district; No. 2, *average produce of crops in new land*; No. 3, *provisions and tools indispensable for new settlers*; No. 4, *general cost of the proposed establishment, stock farm, mills and superintendence*; No. 5, *probable returns to be obtained from the stock farm and mills, by the judicious application and direction of the labour of the settlers*; No. 6, *abstract view of the advances and returns under tables Nos. 4 and 5*; No. 7, *advances proposed to be made to the settlers*; No. 8, *means by which the settlers will be enabled to reimburse these advances*; and lastly, No. 9, will show the final probable result of the whole undertaking.

TABLE No. I.

PRICE AND VALUE OF AGRICULTURAL LABOUR IN NEW SETTLEMENTS IN THE DISTRICT OF QUEBEC.

DESCRIPTION OF WORK.	Number of Days Labour required to perform the Work.		Ordinary average of Cash prices paid in the new Settlements.
	By Canadians or Emigrants, after one year's residence.	By European Emigrants, the first year after settlement.	
	DAYS.	DAYS.	low'st. high'st.
FELLING and Branching, according to Timber, per Arpent	4 to 6	8 to 10	12s 6 to 15s
Logging, BURNING, and clearing off ready for hoeing, per do.	7 to 8	10 to 14	23 6 to 27 6
CLEARING OUT STUMPS after 4 to 6 years rotting, per do.	very uncertain.	60	to 80
OPENING, Bridle or Winter Roads, per do.	$\frac{1}{2}$ to 1	$\frac{1}{2}$ to 1	2 to 3
Making such Roads passable for carts in good hardwood Land. } additional	13 to 25	13 to 25	4 to 7 6
BUILDING a log House, dovetailed corners, Bark Roof, Log floor, and Cellar dug 4 feet deep	15 to 16	20 to 22	60 to 65
Building said House, Boarded Roof and Floors, no Cellar dug.— (Boards and Nails found extra.	10 to 12	18 to 20	37 6 to 42 6
MAKING, hawling and putting up 5 Rail Cedar Fence per Arpent	3 to 3 $\frac{1}{2}$	3 to 4	10 to 11
SOWING and Hoeing in GRAIN among stumps, gathering and removing loose stones per arpent	5 to 6	5 to 6	12 6 to 15
REAPING and binding Grain, among stumps, allowing same rates for women as men, per arpent	24 to 33	24 to 33	6 to 7 6
THRASHING and cleaning Wheat, per minot.	—	—	6 to 7 $\frac{1}{2}$
MOWING, curing and Housing Hay, in stump land, per 100 bundles.	4 to 6	6 to 8	7 6 to 12 6
PLANTING and hoeing in POTATOES among stumps, stones gathered up (12 minots seed a 20d.) per arpent	7 to 8	7 to 8	17 6 to 20
Hoeing or Moulding and Weeding POTATOES among stumps, do.	4 to 5	4 to 5	10 to 12 6
DIGGING and Housing POTATOES in stump Land, per arpent	10 to 13	12 to 13	28 to 32

EXPLANATION OF TABLE NO. I.

This schedule together with Table No. 2, exhibits at once view, the results of my enquiries and experience respecting the general cost and returns of agricultural labour, in the recent settlements near Quebec; and upon the correctness of the data thus established, the subsequent calculations are altogether dependant. The items in these two Tables are so few, and the proof of the positions, by them advanced, so easily attained, that I trust measures will be speedily adopted to ascertain facts, of such deep importance to the colony, that it may be assumed without a competent knowledge of these indispensable preliminaries, we can have no clear perception of the measures requisite to advance agricultural improvement.

The careful examination of ten or twelve intelligent practical farmers, taken from different parts of the district, would cost very little either in time or money; and the mean of the information, thus acquired, when compared with these Tables, No. 1 and 2, establish or refute beyond the possibility of doubt, the truth of what is here advanced. Although every way confident that it can not be so materially altered by the kind of investigation alluded to, as to affect to any considerable degree the plan of which it forms the basis; yet I do not court enquiry from a sense of self sufficiency, or from the absurd conviction that errors may not be discovered. I have no such idea, many may, and probably will be found; but, I recommend the measure, in order that undoubted information on these points may be obtained and promulgated for the benefit of the province and advancement of its agriculture.

If, as I trust will be the case, the correctness of the Tables No. 1 and 2, are, to a certain degree, proved and admitted, the remainder of my plan is no more than simple calculation, in which such errors as exist may be detected by a school boy.

This much premised, it will be seen by No. 1, that with the exception of clearing land, house building and mowing hay among stumps, emigrants newly landed from Europe are fully as expert agri-

cultural labourers in new settlements as the Canadians themselves—and in some cases even excel them. With respect to felling and clearing off, after six months practice, and less, they are found to be equal to the natives of the country generally: even at the commencement, the difference is not always so much as the table exhibits, for what is wanting in skill is frequently compensated by steadier application to work.

Although the labour of emigrants, after one year's practice, may fairly be rated as being fully equal to that of Canadians; I have, nevertheless, allowed the difference noted in the tables, throughout the whole period; and have, moreover, every where calculated the principal items, such as, cutting down, burning off, making roads, building houses, sowing, reaping and hoeing potatoes, sowing grain and making hay, at the very highest prices, and allowed the longest periods to perform them in.—Many of these prices are much higher than my experience has warranted; for example, cutting down, burning, and clearing off, is throughout calculated at 42s. 6d. per arpent, although I have paid as low as \$6. and never more than \$8. for that kind of work.

The excess in the valuation and time required for labour, will be found materially favourable to the general result of any enterprise founded upon the plan herein proposed, by lessening the amount of cash expended, and augmenting that to be re-paid; and still more in favor of the settler by diminishing the number of days work (at jobbing) he will be bound to render in payment of the advances made to enable him to locate his land. I entertain a hope, that this excess alone will amply compensate for all errors in calculation, and unforeseen exigencies in the execution.

THE TABLE will be readily understood without explanation of its particular parts: the first column enumerates the various descriptions of agricultural labour in new lands; the 2d the number of days required to perform it, by persons accustomed to such work: the third the number of days, novices in the business, usually accomplish it in; and the last the current rates paid.

TABLE No. II.

AVERAGE PRODUCE OF CROPS IN STUMP LAND CULTIVATED BY THE HOE.

DESCRIPTION OF CROPS	Quantity sown'd		Quantities reaped.		Prices calculated in Table No. 5.	Quantities of Flour received from Mill.			
	Minots per Arpent	lbs. Hay seed per arpent.	Minots per arpent,	Bundles of 14 lbs. per arpent.		Wheat lbs.	Rye lbs.	Barley lbs.	Oats lbs.
ow'st. big'st.									
2s6 to 15s									
2s6 to 27 6									
30 to 80									
2 to 3									
4 to 7 6									
30 to 65									
37 6 to 42 6									
10 to 11									
12 6 to 15									
6 to 7 6									
6 to 7 1/2									
7 6 to 12 6									
17 6 to 20									
10 to 12 6									
23 to 32									
POTATOES first crop in Hard Wood Land	11 to 14	—	150 to 250	—	1s3 to settlers				
WHEAT after Potatoes Fall	1 to 1 1/2	—	18 to 22	—	1s cash 5s and Flour 15s cwt	48 to 56	—	30 to 32	
do do do Spring	1 to 1 1/2	—	13 to 18	—	do. do.	46 to 52	—		
Rye after Potatoes and wheat—fall	1 to 1 1/2	—	12 to 18	—	3s6 and flour 12 1/2 1s 3d meal 12 1/2		40 to 42		
OATS after do do Spring	2 1/2 to 3	—	22 to 28	—					20 to 25
HAY after 3 to 4 crops	Timothy 2 gals MedClover 1 lb.	—	150 to 200	—					

Ordinary average of Cash prices paid in the new Settlements.

low'st. high'st.
2s6 to 15s
23 6 to 27 6
30 to 80
2 to 3
4 to 7 6
80 to 65
37 6 to 42 6
10 to 11
12 6 to 15
6 to 7 6
6 to 7½
7 6 to 12 6
17 6 to 20
10 to 12 6
23 to 32

EXPLANATION OF TABLE No. 2.

The first two columns estimate the quantity of seed generally sowed in new land in this District; the second three columns shews the average quantity reaped, together with the prices upon which I have calculated in the following Tables; and in the four last columns the pounds weight of flour and meal usually obtained from a minot of grain.

The calculations of the returns or repayments from the Public Farm. (Table No. 5) are founded upon the assumption contained in this Table.—In this, as in the calculations upon Table No. 1, I have estimated the returns at less than what is exhibited in the Table;—for instance I have taken the lowest average of fall wheat, viz. 18, in lieu of 20 minots per arpent, the average assigned by Table No. 2;—the same with oats and other grain;—the

quantity of flour from a minot of fall wheat, calculated at 48lbs the lowest amount ever obtained, in lieu of 33 the average by the Table; and oats at 90 lbs in lieu of 32½ of meal per bushel.

With respect to prices, it may also be well to remark, that wheat in new settlements is scarcely ever so low as 5s. and potatoes may fairly one year with another be averaged as exceeding 1s3 in lieu of 1s. per bushel; 1s6 to 1s3 may be considered as the lowest spring prices, while 2s and 2s6 are not unfrequently obtained.

Upon the whole I hope that it will be found that I have under estimated both the amount of produce likely to be obtained from the Public Farm, as well as the cash valuation of the quality calculated upon.

TABLE N° III.—PROVISIONS AND TOOLS.

PROVISIONS.—If *Emigrant* settlers are compelled to purchase food from their own funds, during the first year, they will be content with the quantities and qualities of provisions hereinafter specified, and entirely dispense with both Beef and Pork, for that period.

10 Minots of Potatoes,	12 6	} Per Month, for a family of two Adults and three Children.—Cost £1 14s. 7d.
56 to 60 lbs. of Oatmeal or coarse Flour,	8 9	
75 to 90 lbs of dry salt Cod Fish,	8 4	
7½ lbs of common quality of salt butter,	5 0	

Canadian settlers would be somewhat more expensive in the article of provision, but on the other hand their labour, during the first six or twelve months, would be more valuable, and probably compensate any difference on this head.

TOOLS, &c.

Absolutely necessary	{ 1 or 2 good Canadian Axes, 4s. 0d. to 5s. 0d }	} Best made by country Blacksmiths, Town work will not answer.
	{ 1 or 2 good ditto Hoes 2 9 to 3 0 }	
Very needful, if they can be afforded.	{ 1 or 2 English Sickles, 1 0 to 1 3 }	
	{ 1 Small Framed Cross-cut Saw, 7s. 6d. to 10s. }	
	{ 1 Large Auger, 5 0 to 10 }	

STOVE.—Settlers in this climate cannot possibly dispense with stoves, for even if they could build a chimney (which will cost as much as a small stove), it will not warm their cabins sufficiently in winter, and thereby occasion a much heavier expense in the article of blankets. *Russian Stoves* might, perhaps, be constructed at a less expense than the price of cast iron stoves. The hire of the stove is calculated at 10s., which would, probable, cover the interest upon the first purchase; and I allow that one fifth of their first cost might be lost when re-sold, although that is by no means to be anticipated.

DISBURSEMENTS in Cash, and expenditure in Labour from the Settlers, upon the PUBLIC FARM, MILLS, and other general expences of the settlement.

Nº IV.

1165 0 6

Amount brought forward,			
1833-34	For felling, burning off, and planting 12 acres new land with potatoes.	62 6	37 10 0
	For sowing 10 acres wheat, 5 of rye, and 5 of oats and grass on old land,	15 0	15 0 0
	For rye seed,	0 17 6	
	For hoeing, weeding and reaping the above crop,	-	27 10 0
	For mowing, curing and housing 8 acres hay,	10 0	4 0 0
	For making and putting up 18 acres fencing at 11s., and opening and making 15 acres road at 10s.	-	17 8 0
	For 232 days labour at mills, &c. &c.	2 0	23 4 0
	For servants' wages 12 months, man £13, woman £3,	-	27 0 0
	For an additional horse,	-	10 0 0
	Allowance to superintendant for locating 24 families,	70 0	84 0 0
		121 17 6	120 12 0
			248 9 6
1834-35	Felling, burning off, and planting 12 acres of potatoes in new land,	62 6	37 10 0
	Sowing 12 acres wheat, 5 of rye, and 5 of oats and grass in old land.	15 0	16 10 0
	Hoeing, weeding and reaping said crops,	-	31 3 0
	264 days labour at mills, &c. &c.	2 0	26 8 0
	Mowing, &c. 12 acres hay at 10s., and putting up, &c. 24 acres fencing 11s.	-	19 4 0
	Servants wages, same as last year £27, renewing tools &c. £5,	32 0 0	
	Allowance to superintendant for locating 24 families,	70 0	84 0 0
		116 0 0	130 15 0
			246 15 0
1835-36	Felling, burning off, and planting 15 acres potatoes in new land, and sowing 12 acres wheat, 4 of rye and 5 of oats and grass in old land,	-	64 17 6
	Hoeing, weeding and reaping said crop,	-	37 3 0
	Making &c. 24 acres fencing at 11s., and mowing &c. 20 acres hay at 10s.	-	23 4 0
	288 days labour at mills &c.	2 0	28 16 0
	Servants' wages same as previous years,	-	27 0 0
	Allowance to superintendant for settling 24 families,	70 0	84 0 0
		111 0 0	154 0 6
			265 0 6
1836-37	Felling, burning off, and planting 20 acres potatoes in new land, and sowing 15 acres wheat, 8 of rye, and 4 of oats and grass in old land,	-	82 15 0
	Hoeing, weeding and reaping said crop,	-	47 19 6
	Making &c. 24 acres fencing at 11s., and mowing &c. 24 acres hay at 10s.	-	25 4 0
	288 days labour at mills, &c.	2 0	28 16 0
	Servants' wages same as previous year,	-	27 0 0
	Allowance for repairing tools, &c. &c.	-	5 0 0
	Allowance to superintendant for locating the last 24 families,	70 0	84 0 0
		116 0 0	184 14 6
			300 14 6
1837	Felling, burning off, and planting 24 acres potatoes in new land, and sowing 20 acres wheat, 10 of rye, and 5 of oats and grass in old land,	-	105 5 0
	Hoeing, weeding and reaping said crop,	-	57 13 6
	Making &c. 24 acres fencing at 11s., mowing &c. 24 acres hay at 10s.,	-	25 4 0
	120 days labour at mills, &c. &c.	2 0	12 0 0
	Servants' wages same as previous year,	-	27 0 0
	Gratuity to superintendant for closing affairs of establishment,	-	100 0 0
		127 0 0	200 1 6
			327 1 6
Total eventual outlay on Public Farm, Mills and general expenses, £2553 1 6			
Of which sum £1495 12s. is in cash advanced, and £1057 9s. 6d. from labour furnished by the settlers.			

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Years.

1830-31

1831-32

EXPLANATION.

TABLE N^o. 4, exhibits the total expenditure, in detail, upon the Public Farm, Mills, and other general objects for the first 8 years, amounting to £2553 16s. of which sum £1057 9s. 6d. is derived from the labour of the proposed new settlers in repayment of the provisions &c. furnished to them from the produce of the Public Farm. With respect to the cash portion of this expenditure, £1495 12s., it is to be observed, that not more than about one third of that sum can ever be in advance, the remainder will be received from the progressive sale of the produce of farm and mills, as shown under Table No. 5.

The first column is for the periods at which the proposed advances are made; it is assumed that the undertaking should commence in the spring of the year 1830; but it is needless to observe that any other period might be assigned without interfering with the general arrangement of the Table. The second column contains the detailed statement of the various descriptions of work to be performed upon the stock farm, mills, and general charges of managing the whole establishment of the settlement; then follows the rates of labour &c. likely to be paid, and lastly in three columns the amount of expenditure; the first for what can only be accomplished by an advance in cash, the second for what may be obtained from the labour of the settlers, and the third the collective amount of both.

The greatest amount of cash advanced is towards the close of the second year, when, after building the mills, the amount against the stock farm and general expenditure, will be about £600; which, it is computed, may be wholly reimbursed towards the end of the seventh year.

In this Table it will be found that the charges against the undertaking are estimated at the very highest rates, in order to compensate for inadvertent omissions; for instance country saw-mills seldom cost more than from one half to three fourths of the sum that is herein estimated. The charge for the grist mill is for the movements only, as it is calculated that the frame, dam, mill race, &c. will be done by the settlers from the days labour allowed in the table for these objects. And with respect to the agricultural labour, I am convinced that the sums mentioned will, in all, be found fully 15 per cent. higher than the actual cost; and the time allowed to perform it is equally overated. It is needless to observe that the whole is calculated to correspond with the repayments proposed to be made by the settlers as stated in table No. 8.

*Note.—It may be objected that during the present season land cannot be cleared so low as is estimated in the Table, in some portion of the province.

This may be admitted without diminishing the confidence placed in these calculations: for, in the first place it must be recollected that my rates are calculated upon an average of several years, and for that portion only of the country, with which I am best acquainted; and moreover the failure of last year's crop, with the consequent high price of bread must naturally raise the price of labour, in a country where a constant demand exists for the latter commodity—to say nothing about the immense temporary demand for labourers, now held out by the public works in progress on fortifications, canals, roads, bridges, &c.; a demand which, I hope, has not been unnecessarily and unwisely exaggerated, with a mistaken view of benefitting the tide of emigration.

TABLE No. V.

REPAYMENTS from the Surplus Produce of the Public Farm and Mills.

Note.—Exclusive of the quantities required for seed, and used by the Superintendent and his Family.

Years.	ITEMS.	Rates.	Amount of Repayments.		
			From produce sold for cash.	By Advance to the settlers.	Total.
			£ s. d.	£ s. d.	£ s. d.
1830-31	1600 boards for houses of 2nd set of settlers and cartage,	35 0		28 0 0	
	2000 do. for sale among older settlers, for barns, houses, &c.	30 0	30 0 0		
	192 bushels potatoes at 1s. 3d., and 20 bushels wheat at 5s. 6d. furnished settlers for seed,			17 10 0	
	480 do. do. at 1s. 3d., and 2880 lbs. flour at 15s. for do. for provisions,			51 12 0	
	60 do. do. for sale,	1 0	3 0 0		
			33 0 0	87 2 0	130 2 0
1831-32	1800 boards for houses of 3rd set of settlers 30s. & cartage 7s. 6d.	37 6		33 15 0	
	2200 do. for sale at mills.	30 0	33 0 0		
	216 bushels potatoes at 1s. 3d., and 22½ bushels wheat at 5s. 6d. for seed for 3rd set of settlers,			19 13 9	
	540 do. do. at 1s. 3d., & 3240 lbs. flour at 15s. for provisions for do.			69 1 0	
	774 do. do. at 1s., and 4350 lbs. do. at 15s. for sale,		71 1 6		
	Rent of grist mill, after paying charges and repairs on mills,		10 0 0		
			114 1 6	112 9 9	226 11 3
Amount carried forward,					356 13 3

		Amount brought forward,			
1832-33	2400 boards for houses of 4th set settlers 30s. cartage 10s.	40 0		48 0 0	
	2400 do. for sale,	30 0	36 0 0		
	288 bushels potatoes at 1s. 3d., and 42 bushels wheat at 5s. 6d. for seed for 4th settlers,			99 11 0	
	720 do. do. at 1s. 3d., and 4320 lbs flour at 15s. provisions for do.			77 8 0	
	498 do. do. at 1s., 600 lbs flour at 15s., and 37 quintals oatmeal at 12s. 6d. for sale,		52 10 6		
	Rent of grist mill, deducting repairs and charges,		15 0 0		
			103 10 6	154 19 0	258 9 6
1833-34	2400 boards for houses of 5th set, at 30s. and cartage 12s. 6d.	42 6		51 0 0	
	2600 ditto for sale,	30 0	39 0 3		
	288 bushels potatoes at 1s. 3d., and 48 bushels wheat at 5s. 6d. for 5th set,			31 4 0	
	720 do. do. at 1s. 3d. & 4320 lbs flour at 15s. for provisions for do.			77 8 0	
	898 do. do. at 1s. and 1250 lbs do at 15s. and 3800 lbs rye flour at 12s. 6d. for sale,		79 10 0		
	Rent of grist mill, deducting repairs and charges,		20 0 0		
			138 10 0	159 12 0	298 2 0
1834-35	2400 boards for houses of 6th set of settlers at 30s. & cartage 15s.	45 0		54 0 0	
	2800 do. for sale,	30 0	42 0 0		
	288 bushels potatoes & 48 bushels of wheat for seed for 6th set,			31 4 0	
	720 do. do. at 1s. 3d. & 4820 lbs flour for provisions for ditto,			77 8 0	
	862 do. do. at 1s. 1d. 1950 lbs flour at 15s. and 3800 lbs rye flour at 12s. 6d. for sale,		80 17 0		
	10 stoves sold off at a loss of 20s. each,	80 0	40 0 0		
	Rent of grist mill, charges and repairs deducted,		30 0 0		
			192 17 0	162 12 0	355 9 0
1835-36	2400 boards for houses of 7th set settlers at 30s. & cartage 17s. 6d.	47 6		57 0 0	
	3000 do. for sale,	30 0	54 0 0		
	288 bushels potatoes 1s. 3d. & 48 bushels wheat 5s. 6d. for 7th set,			31 4 0	
	720 do. do. 1s. 3d. & 4320 lbs flour 15s. for provisions for do.			77 8 0	
	1402 do. do. 1s., 1800 lbs flour 15s. 2950 lbs rye flour 12s. 6d. } 1650 lbs oatmeal for sale,		112 7 0		
	Rent of grist mill, repairs and charges deducted,		30 0 0		
			196 7 0	165 12 0	361 19 0
1836	4000 boards for sale,	30 0	60 0 0		
	3362 bushels potatoes for sale,	1 0	168 2 0		
	108 quintals of wheat flour do.	15 0	81 0 0		
	60 do. of rye do. do.	12 0	37 10 0		
	Rent of grist mill, deducting repairs &c.		35 0 0		
			381 12 0		381 12 0
1837	4000 boards for sale,	30 0	60 0 0		
	4400 bushels potatoes for do.	1 0	220 0 0		
	153 quintals of wheat flour for do.	15 0	114 15 0		
	75 do. of rye, do. do.	12 0	46 17 9		
	Rent of grist mill, repairs &c. deducted,		25 0 0		
			476 12 6		476 12 6
Total Repayment from Stock Farm and Mills,				£2488 17 3	
Of which sum £1638 10s. 6d. arises from the Rents of Mill and Sale of Boards and Surplus Produce of Farm, and £852 6s. 9d. for boards, seed and provisions advanced to the settlers.					

TABLE No. 5, is a detailed statement of the probable annual returns that may be expected from the produce of the Public Farm and Mills.

Exclusive of the facility afforded to the settlers, in enabling them to repay in labour above one third of the whole cost of their location and establishment, which may be considered as the principle advantage to be obtained by the establishment of a *Public Farm*, it also defrays the total cost of superintendence, and possesses the means of turning into cash the surplus labour of the settlement, and thereby reimbursing the advances to be made from the Public Chest, and returning a surplus in cash, over and above the whole of these advances.

The want of mills in a new settlement is a source of serious loss to emigrants: from this Table it may be seen that the cost of building these mills, will be amply returned from the profits, which at the very lowest estimate, must result from their operations. It may be necessary to explain that the returns from the Public Farm crops, are calculated upon the assumption of the undermentioned rotation, viz.—First year potatoes; second year after potatoes fall wheat if the season is favourable, if not, spring wheat

third year, oats or rye with grass seed—in which, last, it will remain until broken through. In many parts of the district two crops of potatoes, and three crops of grain, or more, obtained from new land, under the hoe, before it is laid down in grass. But in order to err on the right side, and be safe in the extent of returns to be anticipated, I have contented myself with estimating two crops of grain only; and no credit is given for the value of the hay or cattle, which may be expected to be produced on the farm.

TABLE No. VI.

Exhibiting the results of the operations upon the Public Farm and Mills, Superintendent's salary, and all other general expenses included: But value of Farm, Buildings, Improvements and Mills not estimated.

Periods.	Expenditure.			Reimbursement from produce of Stock Farm & Mills.			Results.			
	In Cash.	In Labour.	Total.	Rents &c. of Mills & sales Produce cash.	Advances to Settlers.	Totals.	Gain.		Loss.	
							In Cash only.	General-ly.	In Cash only.	General-ly.
1830-31	500 19 6	34 3 6	535 3 0	33 0 0	97 2 0	130 2 0			187 19 6	405 1 0
1831-32	303 0 0	119 18 6	422 18 6	114 1 6	112 9 9	226 11 3			189 18 6	196 7 3
1832-33	99 15 0	107 4 0	206 19 0	103 10 6	154 19 0	258 9 6	3 15 6	51 10 6		
1833-34	121 17 0	126 14 0	248 9 6	138 10 0	159 12 0	298 2 0	16 19 6	49 12 6		
1834-35	116 0 0	139 15 0	246 15 0	192 17 0	162 12 0	355 9 0	76 17 0	108 14 0		
1835-36	111 0 0	154 0 6	265 0 6	196 7 0	165 12 0	361 19 0	85 7 0	96 19 6		
1836-37	116 0 0	184 14 6	300 14 6	381 12 0		381 12 0	265 12 0	80 17 6		
1837	12 0 0	200 1 6	327 1 6	476 12 6		476 12 6	349 12 6	149 11 0		
Totals.	1495 12 0	1057 9 6	2553 1 6	1636 10 6	632 6 9	2188 17 3	797 16 6	537 4 0	656 18 0	601 8 3
							656 18 0			537 4 0
							Gain	£140 18 6	Loss,	£ 64 4 3

TABLE No. VI. is an analysis of the preceeding Tables No. 4 and 5, by which the total disbursements on the Stock Farm, Mills and Superintendence, together with the probable returns that may be derived from the two former, are exhibited in one view, annually, or for the whole period proposed for the experiment. It may be necessary to remark, that although the whole cost of clearing and bringing into cultivation the Public Farm, and erecting the buildings and mills is charged against the undertaking, yet the value of these improvements (from £700 to £300) has not been included in the returns expected from it; inasmuch as the Farm and Mills are proposed to be given to the Superintendent at the close of the engagement, in recompense for his services, if his conduct shall merit that reward.

Excluding therefore, this very large sum to the credit of the undertaking, allowing the settlers the highest price for all the labour they can spare, and defraying the cost of Farm and Mills, together with the expense of general superintendence, at the end of the eighth year a small deficit of £64 4s. 3d. appears; although the cash received is estimated as exceeding the sum expended, £140 18s. 6d.

This sum of £64 4s. 3d. may be stated as the amount paid by 300 families of settlers (about ten pence per head) towards the general charges of management, involving a plan of proceedings whereby paupers may be enabled, not only to earn the means of daily subsistence, without burthen to the public, but also to become independent and valuable members of the community.

TABLE No. VII.
ADVANCES TO PAUPER SETTLERS.

Dates	ITEMS.	Notes	Amt. for each Family.		Totals.
			In Cash.	In produce of Public farm & mills & labour of other settlers.	
1830	EXPENSE OF LOCATING THE FIRST TWENTY FAMILIES.	s. d.	£ s. d.		
	Cutting down 15s. & clearing off 24 arpens of land 97s. 6d.	42 6	4 10 3½		
	Sowing 1 arpent with potatoes, 20s., 13 bushels seed 15s., and 1 arpent wheat 15s., 1 bushel seed 5s. 6d.		2 13 6		
	Building a house for every two families covered with bark,	50 0	1 5 0		
	2 axes 9s., 2 hoes 6s., and 2 sickles 2s. 6d.,		0 17 6		
	3 months provisions for each family, viz. 2 quintals salt dry fish at 12s. 6d., 30 minots potatoes at 1s. 3d., 180 lbs. coarse flour at 15s. per cwt., and 20 lbs butter for 13s. 4d., cartage seed & provisions to settlement 15s.		5 17 10		
	Proportion of General Charges of Establishment.		15 6 1½		
	Tools 4s. 6d., measuring clearings 2s. 6d., school house 3s., surveys 10s.,		6 5 0		
	Rent of single stove between two families 5s. each, Superintendants allowance 70s. servants' wages on public farm 30s.				
	<i>Cost of locating one Family,</i>	21 11 13	for twenty		431 2 11
EXPENSE OF LOCATING THE SECOND SET OF 16 FAMILIES.					
1831	Cutting down and clearing 2 1-4 arpents land, and sowing 1 arpent potatoes and 1 1-8 arpent wheat 27 14s. 4 d., and half expence of house not roofed 20s.			8 14 4½	
	200 boards for half the house and cartage 35s., 30 minots potatoes, and 180 lbs flour, at aforesaid rates.			4 19 6	
	Half of nails for house 2s. 6d., 2 hoes 6s., 2 sickles 2s. 6d., 2 quintals salt fish and cartage 30s., and 20 lbs salt butter 13s. 4d.		2 14 4		
	<i>Recapitulation.—In Cash,</i>		2 14 4	13 13 10½	
	<i>In labour and produce,</i>		13 13 10½		
	<i>Proportion of general charges,</i>		3 5 0		
	<i>same as first set,</i>				
	<i>Cost of locating one Family,</i>	22 13 2½	for sixteen		362 11 4
EXPENSE OF LOCATING THE THIRD SET OF 18 FAMILIES.					
1832	Cutting down and clearing 2 3-8 arpents land, and sowing 1 acre potatoes, and 1 1-4 arpents wheat, £8 1s. 7d., also proportion of expence of house 20s.			9 1 7	
	Boards for house, 37s 6d, 30 bushels potatoes, and 180 lbs. flour, 64s 6d.			5 2 0	
	3 quintals fish 30s. 20 lb. butter 13s 4d. Nails for house, 2s 6d.		2 5 10		
	<i>Recapitulation.—In cash,</i>		2 5 10	14 3 7	
	<i>In labour and produce,</i>		14 3 7		
	<i>Proportion of general charges,</i>		6 5 0		
	<i>Cost of locating one family,</i>	22 14 5	for eighteen		408 19 6

EXPENSE OF LOCATING THE FOURTH SET OF 24 FAMILIES.

Totals.

Cutting down and clearing 2½ arpents land, and sowing
1 arpent potatoes, and 1 5-8 arpents wheat, £29 5s.
10½d. Also half expense of house, 20s.
Boards for house, &c. 40s. 30 minots potatoes, and
180 lbs. flour, 64s 6d.
1 quintal salt fish, 15s. 10 lbs. butter, 6s 8d. Nails
for house, 2s 6d.

Recapitulation.—In Cash,
In Labour and produce,
Proportion of general charges.

Cost of locating one Family,

	10	5	10½
	5	4	6
1	4	2	
1	4	2	
15	10	4½	
6	5	0	
22	19	6½	for 24 551 9 0

EXPENSES OF LOCATING THE FIFTH SET OF 24 FAMILIES.

1894 Cutting down and clearing 3 arpents land, and sowing
1 arpent potatoes, and 1 7-8 arpents wheat, £10
1s. 7½d. : proportion of house 20s.
Boards for house and cartage 42s. 6d., 30 minots po-
tatoes and 180 lbs flour 64s. 6d.,
One half quintal fish and cartage, nails for house 2s. 6d.

Recapitulation.—In cash,
In produce and labour,
Proportion of general charges,

Cost of locating one Family,

	11	1	7½
	5	7	0
0	10	0	
0	10	0	
16	8	7½	
6	5	0	
23	6	7½	for 24 556 7 0

EXPENSE OF LOCATING THE SIXTH SET OF 24 FAMILIES.

1895 Same as that of the 5th set, adding 2s. 6d. additional car-
tage of boards, &c. the distance from mill increases,

Recapitulation.—In cash,
Proportion general charges,
In labour and produce,

Cost of locating one Family,

0	10	0	16	11	1½
0	10	0	16	11	1½
6	5	0			
16	11	1½			
23	6	1½	for 24 559 7 0		

EXPENSE OF LOCATING THE SEVENTH AND LAST SET OF 24 FAMILIES.

Same as 5th set, adding 5s. to cartage of boards,

Recapitulation.—In cash,
In labour and produce,
Proportion of general charges,

Cost of locating one Family,

0	10	0	16	13	7½
0	10	0	16	13	7½
16	13	7½			
6	5	0			
23	8	7½	for 24 562 7 0		

Total amount charged to settlers for Locating and establishing 150 Families equal to } 3432 3 9
an average of £22 17s. 7½d. for each Family,
Deduct the proportion of general charges £6 5s. per family, which is included in the } 937 10 0
general charge against the Public Farm, &c. Table N° IV.

Net Cost to the undertaking for locating 150 families at the rate of £16 12s. 7½d. each. 2494 13 9

Of which amount the sum of £30 9½d. per family, or £451 17s. 3d. in all, is for Cash advanced; the remaining £13 11s. 10½d. per family, or £2058 16s. 6½. in all, will arise from the labour of other settlers; and advances from the produce of the Public Farm and Mills, for seed, provisions, boards, &c.

TABLE No. VII. shows the probable expence of establishing one hundred and fifty families of poor persons in a Township within from forty to seventy miles of Quebec;—exhibiting the amount that must be advanced in cash, as well as what may be obtained from the re-payments in labour of those that respectively precede them, including the produce of the public Farm and Mills, derived from the same source. The

431 2 11

362 11 4

408 19 6

average expence of settling a family of poor persons is estimated at £16 12s 7d; of which or nearly four fifths of the whole expence will be defrayed by the properly directed labour of themselves—But as £6 5 0 is added to the estimate for proportion of general expences of superintendence &c. &c. the actual sum to be refunded by the settler in labour and cash will average £22 17 7d.

In making out this estimate, it has been assumed that the first sets of settlers will probably be the poorest; and that as the settlement progresses others possessing somewhat better means may gradually come in. Hence it is proposed that the quantity of land prepared and sowed for the first 2 or 3 sets shall be less, and the amount of advances in tools and provisions—more, than to the subsequent sets:—who if they possess any means, can readily supply themselves with tools or provisions; but could not, even with the command of money, prepare new lands for crops at the season emigrants usually arrive in Quebec.

It will be observed that specific numbers of families are proposed for each year. This is necessary in order to provide the requisite specific quantum of labour and food—from the properly directed exertions of those that preceded them—nor could these annual respective numbers be, relatively to each other, augmented or diminished without destroying the whole calculation. For instance, if the number of families settled the first year were under twenty, the general expences for superintendence, Mills, &c. (which could not be diminished whatever the numbers of the settlers might be) would, by being borne by only a few, become much too heavy for each—and as it is from the surplus labour of the first set that means are provided for establishing the second, the second providing in their turn for the third, and so on, any diminution upon the first set must proportionally diminish all the others. Upon the other hand if the number of the first set was augmented beyond twenty families, the cash expenditure, which is principally demanded the first year, must also be augmented in the ratio of £15 6s 2d per family. Neither could the number of years in which the settlement is to be carried on under a superintendent be diminished without either loss to the public, or augmenting the cash repayments, which under this system must unavoidably fall in a great measure on those that are latest established—in either case disadvantageous to the settlement, and injurious to the new settler—any augmentation of the time would probably be also inexpedient; or it may be safely admitted that each pauper family settled by the plan proposed, would be the means of introducing at least one other family able to defray the expence of establishing themselves, and thereby causing an augmentation of population too extensive for one person to superintend.

TABLE No. VIII.

REPAYMENTS BY THE SETTLED.

Note.—The whole will be in labour excepting the few items marked * denoting cash.

Dates.	ITEMS.	Number of Days labour per family.	Rates.	Amount of Repayments.		
				Proportion for each family.	For each annual set.	Totals.
			s. d.	£ s. d.	£ s. d.	
1830-31	By the 1st 20 Settlers.					
	Preparing 16 locations for 2d set of settlers, as per Table No 7, (less 21s 10 1-2d per family for seed,)	58 2-5	153 6	6 2 0	122 0 0	
	Opening 25 acres of road upon public farm	1 1-4	2 6	0 3 1 1-2	3 2 6	
	Hoeing and reaping crop on stock farm,	6 1-2		0 13 7 1-2	13 13 0	
	Cutting down and clearing off 10 acres land on do.	11	42 6	1 1 3	21 5 0	
	Sowing 10 acres potatoes 20s. and 12 acres wheat on do. 15s.	7 3-5		0 19 0	19 0 0	
1831-32	Days labour at mills, hawling logs, &c.	8 3-4		0 17 4 3-4	17 8 0	
		93 1-2		9 16 5 1-10	196 8 6	
	Preparing 6 locations for 3d set settlers per Table No. 7, (less 21s. 10 1-2d per family for seed,)	23 1-3	159 8 1-2	2 7 11	47 13 4	
	Cutting down clearing and sowing with potatoes 10 acres on public farm,	15	62 6	1 11 3	31 5 0	
	Days labour at mills, &c.	10	2 0	1 0 0	20 0 0	
	Making and putting up 20 acres fencing,	4	11 0	0 11 0	11 0 0	
		53 1-3		5 10 2	110 3 4	
			Carried forward,		306 11 10	

		Bought forward		306 11 10	
1832-33	Preparing 4 locations for 4th set new settlers per Table No. 7, (less 24s 7 1-2d. per family for seed,) Days labour at mills, &c. Mowing and making 6 acres hay on public farm,	17 7-10 4 1 1-2 23 1-5	181 3 2 0 10 0 2 7 3	1 16 3 0 8 0 0 3 0 2 7 3	36 5 0 8 0 0 3 0 0 47 5 0
1833-34	Preparing 2 locations for 5th set new settlers per Table No. 7, (less 26s 7 1-2d per family for seed.)	9 1-2	105 7 1-2	0 19 6 3-4	19 11 3
1834-35	Total repayment in labour, In cash, 2 annual payments of 28s. 10 1-2d. each, *	178 1-2		18 13 4 3-4 2 17 9	373 8 1 57 14 10
				21 11 1 3-4	431 2 11 431 2 11

BY THE SECOND SET OF 16 FAMILIES.

1831-32	Preparing 12 locations for 3d set new settlers per Table No. 7, (as above,) Making 25 acres road possible for carts on public farm, Reaping crop on public farm, Sowing 32 acres grain on public farm, Days labour at mills, furnishing logs, &c.	58 1-3 4 2-3 12 1-8 8 1-4 10	159 8 ½ 7 6 15 0 2 0	5 19 9 3-8 0 11 8 5-8 1 9 1 ½ 1 0 7 ½ 1 0 0	95 16 6 9 7 6 23 6 0 16 10 0 16 0 0
		93 3-8		10 1 3	161 0 0
1832-33	Preparing 4 locations for 4th set new settlers per Table No. 7, (as above,) Cutting down clearing and sowing 12 acres of potatoes on public farm, 20 acres grain on public farm, putting up 16 acres fencing, &c. Days labour at mills, &c.	22 1-8 22 1-2 7 1-2 4 4 60 1-8	181 3 62 6 15 0 11 0 2 0	2 5 3 ½ 2 6 10 ½ 0 18 9 0 11 0 0 8 0 6 9 11 ¼	36 5 0 37 10 1 15 0 0 8 16 0 6 8 0 103 19 1
1833-34	Preparing 2 locations for 5th set new settlers per Table No. 7, (as above,) Mowing and making 8 acres of hay on public farm, Days labour at mills, &c.	11 7-8 2 1-2 4 17 7-8	195 7 ½ 10 0 2 0	1 4 5 ½ 0 5 0 0 8 0 1 17 5 ½	19 11 3 4 0 0 6 8 0 29 19 3
1834-35 } & 1835 }	Total repayment in labour, Three annual cash payments of 28s. 2½d each *	111 3-8		18 8 7 3-4 4 4 6 3-4	294 18 4 67 13 0
				22 13 2 1-2	362 11 4 362 11 4

BY THE THIRD SET OF 18 SETTLERS.

1832-33	Preparing 16 locations for 4th set new settlers per Table No. 7, (as above), Hoing and reaping crop on public farm Days labour at mills &c.	78 1/2	181 3	8 0 7 1/2	144 11 3
		11 8-9		1 8 11 1-3	26 1 0
		4	2 0	0 8 0	7 4 0
		94 1-3		9 17 6 7-8	177 16 3
1833-34	Preparing 4 locations for 5th set new settlers per Table No. 7, (as above) Days labour at mills, Cutting down clearing and sowing 12 acres potatoes on public farm, Sowing 22 acres of grain on do. Making and putting up 18 acres fencing on do.	31 1-6	195 7 1/2	2 3 5 2-3	39 2 6
		4	2 0	0 8 0	7 4 0
		20	62 6	2 1 8	37 10 0
		7 1-3	15 0	0 18 4	16 10 0
		4	11 0	0 11 0	9 18 0
		56 1/2		6 2 5 2-3	110 4 6
1834-35	Preparing 2 locations for 6th set new settlers per Table No. 7, (less 26s. per family for seed), Furnishing days labour at mills &c. Mowing and making 12 acres hay on public farm,	10 2-3	195 7 1/2	1 1 8 1/2	19 11 3
		4	2 0	0 8 0	7 4 0
		3 1-3	10 0	0 6 8	6 0 0
		18		1 16 4 3-4	32 15 3
		169		17 16 5 1/2	320 16 0
1835-36 & 1837	Total repayment in labour, Three annual cash payments of 32s. } 7 7-8d each *			4 17 11 3-4	86 3 6
				22 14 5	408 19 6
		408 19 6			

BY THE FOURTH SET OF TWENTY-FOUR FAMILIES.

1833-34	Preparing 16 locations, for 5th set new settlers, per Table No. 7, (as above) Hoing and reaping crop on stock farm, Days labour at mills, &c. Opening and making 15 acres road on public farm,	63 1/2 10 1-6 4 2 1/2 80 1-6	195 7 1/2 2 0 10 0 	6 10 5 1 4 7 0 8 0 0 6 3 8 9 3	156 10 0 29 10 0 9 12 0 7 10 0 203 2 0
1834-35	Preparing 6 locations for 6th set new settlers per Table No. 7, (as above) Cutting down, clearing, and sowing 15 acres potatoes on public farm, Sowing 24 acres grain on do. Making and putting up 24 acres fencing on do. Days labour at mills, &c.	23 5-6 18 3-4 6 4 4 56 1/2	195 7 1/2 62 6 15 0 11 0 2 0 	2 8 10 7-8 1 19 0 3-4 0 15 0 0 11 0 0 8 0 6 1 11 5-8	58 13 9 46 17 6 18 0 0 13 4 0 9 12 0 146 7 3
1835-36	Preparing 2 locations for 7th set new settlers per Table No. 7, (less 26s. per family for seed,) Days labour at mills, &c. Mowing and making 20 acres hay on public farm,	8 4 4 1-6 16 1-6 153	195 7 1/2 2 0 10 0 	0 16 3 15-24 0 8 0 0 8 4 1 12 7 5-8 16 3 10 1-4 6 15 8 1-4 22 19 6 1/2	19 11 3 9 12 6 10 0 0 39 3 3 388 12 6 162 16 6 551 9 0
1835-36 37 & 38	Total repayments in labour, Three annual cash payments of 33s. } 11 1-8d. each, *				551 9 0

BY THE FIFTH SET OF TWENTY-FOUR SETTLERS.

1834-35	Preparing 16 locations for 6th set new settlers per Table No. 7 (as above), Hoing and reaping crop on public farm, Days labour at mills, &c.	63 1-2 10 2-3 4 78 1-4	195 7 1-2 2 0 8 4 4 1-2	6 10 5 1 5 11 1-2 0 8 0 8 4 4 1-2	156 10 0 31 3 0 9 12 0 197 5 0
1835-36	Preparing 6 locations for 7th set of new settlers, per Table No. 7 (as above), Cutting down clearing and sowing 20 acres potatoes on public farm, Sowing 27 acres of grain on do. Making and putting up 24 acres fencing on do. Days labour at Mills, &c.	23 5-6 95 6 3-4 4 4 63 1-2	195 7 1-2 62 6 15 0 11 0 2 0	2 8 10 7-8 2 12 1 0 16 10 1-2 0 11 0 0 8 0	58 13 9 62 10 0 20 5 0 13 4 0 9 12 0
1836-37	Mowing and making 34 acres hay on public farm, Days labour at mill &c.	5 4 9 150 3-4	10 0 2 0	0 10 0 0 8 0 0 18 0	12 0 0 9 12 0 21 12 0
1836-37 38 & 39	Total repayments in labour, Five annual cash payments of 36s 12d each, *			15 19 2 7-8 7 4 4 5-8	393 1 9 173 5 3
				23 3 7 1-2	556 7 0

BY THE SIXTH SET OF TWENTY-FOUR SETTLERS.

1835-36	Preparing 16 locations for 7th set new settlers per Table No. 7, (as above), Hoing and reaping crop on public farm, Days labour at mills, &c.	63 1-2 12 3-4 4 80 1-4	195 7 1-2 2 0 8 9 4 1-2	6 10 5 1 10 11 1-2 0 8 0 8 9 4 1-2	156 10 0 37 3 0 9 12 0 203 5 0
1836-37	Cutting down, clearing and sowing 24 acres potatoes on stock farm, Sowing 35 acres of grain on do. Making and putting up 24 acres fencing on do. Mowing and making 24 acres of hay on do. Days labour at mills, &c.	30 8 3-4 4 5 4 51 3-4	62 6 15 0 11 0 10 0 2 0	3 2 6 1 1 10 1-2 0 11 0 0 10 0 0 8 0 5 13 4 1-2	75 0 0 26 5 0 13 4 0 12 0 0 9 12 0 136 1 0
1837-38 39 40 & 41	Total repayments in labour, Six annual cash payments of 36s 8 1-6d. each, *	132		14 2 9 9 3 4 1-2	339 6 0 290 1 0
				23 6 1 1-2	559 7 0

BY THE SEVENTH AND LAST SET OF NEW SETTLERS.

1836-37	Hoing and reaping crop on public farm, Making and putting up 24 acres of fencing on do. Days labour at mills, &c.	16 1-2 4 4 24 1-2	11 0 2 0	0 11 0 0 8 0 2 18 11 3-4	47 19 6 13 4 0 9 12 0 70 15 6
1837	Hoing and reaping crop on Public farm, Days labour at mills, &c.	19 1-2 5 24 1-2	2 0	2 8 0 1-4 0 10 0 2 18 0 1-4	57 12 6 12 0 0 69 12 6
1837-38 39 40 41 42 43 44	Total repayment in labour, Eight annual payments of 43s. 11 1-2d. each, *	49		5 17 0 17 11 7 1-2	140 8 0 421 19 0
				23 8 7 1-2	562 7 0

Total amount of repayments,

£3432 13 9

Viz. £2240 10s. 8d. in labour, and £1191 13s. 1d. in cash averaging 140 days labour for each family, valued at £14 18s. 9d.; and £7 18s. 10 1-2d. to be refunded in five or six years, in annual cash payment of 23s. to 41s. each.

TABLE No VIII.—I can offer no other apology for the fatiguing dryness of these tabular details, the impossibility of producing absolute proof in any other shape. Those who have the patience to examine No. 8, will discover the nature of the employment provided for poor settlers, to enable them to repay the necessary advances; viz. by affording mutual assistance, each in their turn; so that the whole cost of settlement shall be easily and speedily defrayed from their own surplus labour.

This Table exhibits the amount of repayments in cash and labour, and particularizes the period, as well as the manner, in which the latter is to be rendered, so arranged as to allow ample time to the new settler for the cultivation of so much of his own farm as will be sufficient to supply his immediate necessities.

The prices annexed to the various items of labour provided for the settler, are the highest usually obtained in this district, while the time calculated to perform the work in, is the same as has been estimated in Table No. 1, for persons wholly unused to it, and utter strangers to the country: the whole so apportioned, with respect to dates, as to provide for the successive location of each annual set of settlers, together with the means of subsisting them, previous to the period when their respective farms may be expected to become productive. The amount of Cash to be re-imbursed by the first set of settlers is less than from any of the succeeding ones, and does not amount to a tenth part of the sum advanced to enable them to settle, upon the twofold principle that, for reasons already explained, the first adventurers in a wilderness will generally be the poorest, and that moreover a greater proportion of labour will necessarily be required from these in order to provide for the establishment of those who follow them. The degree of ease with which they may furnish this labour may be estimated by stating that in the course of four years each family will be required to clear and burn off $4\frac{1}{2}$ arpents of land, plant 2 1-2 arpents of potatoes, sow nearly the same quantity with grain; to hoe, weed, and reap 6 arpents potatoes, reap 6 arpents wheat, make and put down one arpent of fencing, open 1 1-4 arpent of road, mow and make 1-4 arpent hay, and build 14-20ths of a log cabin, exclusive of one half of another in lieu of that provided them, and lastly, 23 days labour at the mills and other miscellaneous jobs. The whole estimated at 178 1-2 days labour; but which, in all probability, will in many instances be performed in one third less time.

The number of days work for each succeeding set of settlers is gradually reduced and the cash payments proportionally augmented; so that from the 6th set only 132 days labour will be demanded in three years, while the cash payment is augmented to 5 annual installments of 36s. 8d. each, payable the 3d, 4th, 5th, 6th and 7th year after settlement; and the last set have only 49 days labour to repay, but their cash repayment is augmented to 8 annual installments of 44s. each. This large proportion of repayment, in cash, saddled upon the last set of settlers becomes necessary, in order to close the undertaking with the settlement of 150 families in seven years.

With respect to the first six sets of settlers, the sums they have to repay in cash, are so very trifling in amount, and rendered so very easy by the periods of repayment proposed, that no doubt can be reasonably entertained of their ability to meet their engagements, without the slightest inconvenience. The seventh and last set will have the disadvantage of having less to repay in labour, and more to contribute in cash, it is true; but they will also have facilities of meeting the extra demand, not to be obtained by the earlier settlers, and more than equivalent to the difference; arising from the reduced price of provision, and greater demand for labour, at all times existing in settlements somewhat advanced, beyond what can be afforded by those just commencing.

If however, any doubts may arise as to the ability of these last 24 settlers, without much inconvenience to repay the sum of £17 11s. 7 1-2d in nine or ten years, having had the advantage of being located in a thickly settled neighbourhood, with a house built, three acres of land cleared and sowed ready to take possession of on their arrival, and three month's provisions found them on the spot; how are the emigrants, proposed to be located under the plan recommended by the Emigration Committee of the House of Commons, expected to repay £88 17s. 6d. in twenty years, without any of the facilities and advantages before enumerated accruing from such an enormous load of debt, provisions alone excepted? —

TABLE No. IX.

RECAPITULATION of the preceding Tables, exhibiting the amounts of Cash annually paid and received upon the whole undertaking, and its ultimate result.

Date.	PAYMENTS.			RECEIPTS.			RESULTS.	
	For the public farm mills & general expences.	For the Settlers.	TOTALS.	From Public Farm & Mills.	From Settlers.	TOTALS.	Disbursements.	Returns.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1st year sup- posed 1830-31	500 19 6	306 2 11	807 2 5	33 0 0	Settlers 33 0 0	774 2 5		
2nd do. 1831-32	303 0 0	43 9 4	346 9 4	114 1 6	allowed 4 114 1 6	232 7 10		
3rd do. 1832-33	99 15 0	41 5 0	141 0 0	103 10 6	years free. 103 10 6	37 9 6		
4th do. 1833-34*	121 17 6	29 0 0	150 17 6	138 10 0		12 7 6		
5th do. 1834-35	116 0 0	12 0 0	128 0 0	192 17 0	51 8 6 244 5 6	116 5 6		
6th do. 1835-36	111 0 0	12 0 0	123 0 0	196 7 0	121 10 7 317 17 7	194 17 7		
7th do. 1836-37†	116 0 0	12 0 0	128 0 0	381 12 0	135 19 7 517 11 7	389 11 6		
8th do. 1837-38‡	127 0 0		127 0 0	476 12 6	210 1 2 686 13 8	559 13 8		
9th do. 1838-39				180 16 0	180 16 0	180 16 0		
10th do. 1839-40				140 1 9	140 1 9	140 1 9		
11th do. 1840-41				96 15 3	96 15 3	96 15 3		
12th do. 1841-42				96 15 3	96 15 3	96 15 3		
13th do. 1842-43				52 15 0	52 15 0	52 15 0		
14th do. 1843-44				52 15 0	52 15 0	52 15 0		
15th do. 1844-45				52 15 0	52 15 0	52 15 0		
Totals, Interest not included.	1495 12 0	455 19 3	1951 12 0	1636 10 6	1191 13 12828 3 7	1056 7 3	1933 1 7	

Deducting the Disbursement from the returns leaves a NETT GAIN upon the whole undertaking of £1933 1s. 7d. minus £1056 7s. 3d.

If Interest, at the rate of six per cent. per annum, is calculated to the end of the fourteenth year, the balance will amount to

LEAVING A TOTAL NETT GAIN, AFTER DEDUCTING LEGAL INTEREST UPON THE MONEY EMPLOYED, of

* End of the 4th year, period at which the cash advances has reached its maximum, viz. £1056 7s. 3d.

† In the course of the 7th year the enterprise will be completed, and the salary of the superintendant cease.

‡ Towards the middle of the 8th year the whole of the cash advances will be repaid.

Having closed the detail of the Plan proposed, too diffuse I fear to merit much attention, I may now proceed to sum up, which is briefly done by means of TABLE No. IX. exhibiting at a glance the total sum of money paid and received; that is to say, the commencement, progress and final result of the undertaking.

It appears that the cash required to establish 150 families of paupers amounts to £1056 7s. 3d. of which sum two thirds will be advanced the first year, and the remainder before the close of the fourth;—And that this cash advance will be wholly reimbursed towards the end of the eighth year, after the settlement has been commenced.

On summing up the various items at the foot of the Table, it is found, that the total repayments exceed the total advances, by the sum of EIGHT HUNDRED AND SEVENTY SIX POUNDS FOURTEEN SHILLINGS AND FOUR PENCE: viz: that a NETT GAIN will be derived from the enterprise amounting to about FIVE SIXTHS of the whole sum required to carry it into execution!—Public undertakings are very rarely charged with interest of money excepting when loans are required; in the present instance it is nevertheless calculated, and the balance of the interest account amounts to £114 2s. 1d, which if deducted from the gross gain, would still leave a surplus of £762 12s. 3d!

If any credit can be attached to the facts now brought upon the details entered into ; founded upon, and supported by the information of practice most capable of affording the best ;—If, in fine, no very gross errors can be detected in the preceding Tables, it follows, that in lieu of incurring loss as heretofore, a large profit would result from a proper system of settling pauper Emigrants. That 150 families of the poorer class of the natives of this country, or the still more helpless strangers daily arriving on our shores,—perhaps this number doubled or more than doubled, by their friends, relatives and acquaintances,—may be comfortably and independantly established in any Township in this District ; at an expence (after yielding the enormous profit on the outlay already mentioned) which would leave the sum of no more than £7 18s 10d upon average, to be repaid by the settlers at their leisure, in cash.

Hence I trust it may be safely conceded, even by the most sceptical criticsers of novelties, by the most timorous in anticipation, that a project which offers a return of profit nearly equal to the whole amount of advances, is worthy of some little consideration.—That, if under adverse or unforeseen circumstances, little may be gained in the shape of direct profit, it is quite impossible that any thing can be lost :—while the waste lands of the Crown may be disposed of, to the very best advantage ; and any number of Townships settled in the course of seven or eight years, that persons can be found to occupy.

IN CONCLUSION, the importance of the early settlement of the country generally, is felt and admitted by all. But the necessity, absolute and indispensable necessity of taking immediate and effectual measures to secure the invaluable tract of country situate between the river Chaudiere and lake Temiscouata has claimed but little attention. Nevertheless, this key to the Canadas in a more especial manner demands the most serious consideration of the Imperial Government, as well as of the Provincial Legislature. Its loss, which would endanger the safety of the whole country by commanding the navigation of the river St. Laurence, can only be averted by encouraging the surplus of our brave and loyal population, to extend themselves over the waste lands, situate between the rear of the seignories, and the head waters of the river St. John ; where they will be in equal readiness to take possession of the disputed territory ; or if that is lost by our blundering treaty makers, to defend the small portion of our once "wide patrimony" that may still be retained.

Quebec, 16th December, 1823.

THE END.

ERRATA.

Page 1, Column 2d, line	20,	for « s » read « so »
ditto ditto do.	62,	for « has » read « have »
2, ditto 1, do.	42,	for « them » read « it »
do. ditto 2, do.	12,	for « this » read « the »
do. ditto do. do.	28,	for « purposes » read « proposers »
3, ditto 2, note line 6,		for « fails » read « fail »
4, ditto 1, line	21,	for « is » read « are »
do. ditto do. do.	25,	for « iders » read « alders »
do. ditto do. do.	50,	after « what » insert « it »
do. ditto 2, do.	6,	for « Exports » read « export »
do. ditto do. do.	61,	for « haye » read « have »
5 ditto 1, do.	5,	for « Cultivable » read « Cultivable »
6 ditto 1, do.	20,	for « Constitution » read « Constitutional »
do. ditto do. do.	28,	for « abandonned » read « abandon'd »
do. ditto 2, do.	54,	for « surplus » read « surplus »
7 ditto 1, last line,		for « n » read « in »
8 ditto 1, line	35,	for « may » read « may »
11 ditto 1, do.	8,	for « labours » read « labour »
12 ditto 2, do.	50,	for « parent » read « patent »
do. ditto do. do.	54,	for « can » read « can »
13 ditto 1, do.	21,	for « te » read « to »
do. ditto do. do.	30,	for « months » read « month »
do. ditto do. do.	67,	for « steadily » read « steadily »
do. ditto do. do.	71,	for « the » read « his »
do. ditto 2 do.	6,	for « ignorsnt » read « ignorant »
14 ditto 1, do.	14,	for « received » read « reserved »
do. ditto do. do.	24,	for « deminished » read « diminished »
do. ditto 2, do.	10,	for « reimbursement » read « reimbursement »
15 ditto 8, after	« steadier »	insert « habits »
do. ditto do. line	31,	for « deminishing » read « diminishing »
16 ditto 1, do.	3,	for « shews » read « show »
do. ditto do. do.	10,	for « assumption » read « assumptions »
do. ditto do. last line		for « quality » read « quantity »
Table No. 4, 1837, line	4,	for « hoeing » read « hoeing »
Page 19	do.	for « in » read « is »
do.	do.	for « deminishing » read « diminishing »
do.	do.	for « country » read « country »
20	do.	7, from bottom, for « reimbursing » read reimbursing »
21	do.	5, for « expeted » read « expected »
24	do.	26, for « or » read « for »
28	do.	27, for « proportioally » read « proportionally »
30	do.	22, for « demaunds » read « demands »